

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst 1996-38180

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THREE THOUSAND FIVE HUNDRED & NO/100--- (\$93,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Timothy Lynn Crawford and wife, Carolyn Smith Crawford (herein referred to as grantors), do grant, bargain, sell and convey unto William E. Carver and wife, Rhonda Carver (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every, contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$74,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 644 County Road 32, Columbiana, Alabama 35051.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 15th day of November, 1996.

Timothy Lynn Crawford (SEAL)
Timothy Lynn Crawford
Carolyn Smith Crawford (SEAL)
Carolyn Smith Crawford

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy Lynn Crawford and wife, Carolyn Smith Crawford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November A.D., 1996.

Notary Public
11/19/1996-38180
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00

COURTNEY H. MASON, JR.
MY COUNSEL, CIVIL LAWYERS
3/5/00

Exhibit "A"

A parcel of land in the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the NW corner of said 1/4 1/4 Section; thence run East along the North 1/4 1/4 line 176.93 feet; thence turn right 94 deg. 43 min. 59 sec. and run South 249.32 feet; thence turn right 76 deg. 04 min. 03 sec. and run Westerly 159.69 feet; thence turn right 99 deg. 27 min. 58 sec. and run North 274.00 feet along the West 1/4 1/4 line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the SW corner of said 1/4 1/4 Section; thence run North along the West 1/4 1/4 line 237.98 feet to a point on the Southeast right of way of Shelby County, Highway No. 32 (Pumpkin Swamp Road), thence turn right 54 deg. 50 min. 48 sec. and run Northeast 19.50 feet to the West side of a 20 foot easement; thence turn right 97 deg. 19 min. 40 sec. and run Southeast 190.09 feet along said easement; thence turn left 14 deg. 10 min. 21 sec. and run Southeast 107.98 feet along said easement to a point on the South line of said 1/4 1/4 Section; thence turn right 131 deg. 43 min. 14 sec. and run West 176.93 feet along said 1/4 1/4 line to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A non-exclusive easement for ingress, egress and utilities 20 feet wide, 10 feet on each side of the following described centerline:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence turn East 190.32 feet along said 1/4 1/4 line to the point of beginning of said centerline; thence turn left 131 deg. 43 min. 14 sec. and run Northwest 115.64 feet; thence turn right 14 deg. 10 min. 21 sec. and run Northwest 190.14 feet to a point on the Southeast right of way of Shelby County Highway No. 32 and the end of said centerline; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 30.00