

This instrument was prepared by:  
(Name) Stella K. Tipton, Atty at Law  
(Address) 2363 Lakeside Dr.  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Jeremy & Jina Standlee  
(Address) 715 3rd Ave S W  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty Five Thousand and No Hundred (\$65,000.00)----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,  
Patti F. Crump, an unmarried woman  
(herein referred to as grantors), do grant, bargain, sell and convey unto Jeremy Standlee and Wife, Gina C. Standlee  
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of Lot 16, Block 2 of K.B. Nickerson's survey on Helena Road being more particularly described as follows: Commence at the Northwest corner of said Lot 16, Block 2, K.B. Nickerson's survey on Helena Road, which is recorded in Map Book 3, page 116 in the Probate Office of Shelby County, Alabama, and run thence South along the West line of said Lot 16, 23 feet to the South line of Pine Street; thence run Easterly along the South line of said Pine Street 50 feet to the point of beginning of the parcel herein described; thence continue Easterly along the South line of said Pine Street 125 feet; thence run South and parallel with the West line of said Lot 16 a distance of 180 feet to a point; thence run West and parallel with Pine Street 125 feet; thence run North and parallel with the West line of said Lot 16 a distance of 180 feet to the point of beginning.

Subject to easments and restrictions of record.  
The Grantor is holding a mortgage for the purchase price closed simultaneously with delivery of this deed.

Property is not homestead of grantor.

Inst # 1998-04952

02/13/1998-04952  
11:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 noted above; that I (we) have 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 2ND day of February, 1998.

WITNESS  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
Patti F. Crump (Seal)  
Patti F. Crump (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA }  
Shelby County } General Acknowledgment  
I, Patti F. Crump, a Notary Public in and for said County, in said State, hereby certify that Patti F. Crump, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2ND day of February, A.D., 1998.  
2/9/99  
My Commission Expires: \_\_\_\_\_  
[Signature]  
Notary Public

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