

INSTRUMENT PREPARED BY:

Kevin K. Hays, Attorney at Law, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:

Robert G. Crowder
21 Mimosa Drive
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of \$33,000.00 to the undersigned Grantor, Joe Reed Cox and wife April Leigh Cox, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Robert G. Crowder and wife Pamela A. Crowder (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate, situated in BIBB County, Alabama, to-wit:

Complete Legal Description Attached as Exhibit "A"

Described property is not the homestead of Grantor, and is not to become the homestead of Grantee.

Inst # 1998-07710

03/05/1998-07710
01:32 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DOE HCB 44.00

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of February, 19 98.

By:

Grantor

Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County in said State, hereby certify that Joe Reed Cox and wife April Leigh Cox whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24 day of February, 19 98.

Notary Public

Commission Expires 11/15/00

Inst # 1998-07710

EXHIBIT "A"**LEGAL DESCRIPTION**

A Tract of land situated in the NW 1/4 of the SW 1/4 of Section 29 and the NE 1/4 of SE 1/4 of Section 30, Township 24 North, Range 12 East, Bibb County, Alabama, and more particularly described as follows:
Commence at the NW 1/4 of the NW 1/4 of the SW 1/4 of Section 29, Township 24 North, Range 12 East, Bibb County, Alabama and run East along the North line of said 1/4-1/4 Section 84.35 feet to point of intersection with the Northerly right of way line of a public road, said point of intersection being the point of beginning; thence continue along last described course 260.00 feet; thence right 90 deg. 00 min. and run southerly 425.00 feet; thence right 77 deg. 54 min. and run southwesterly 518.46 feet to a point of intersection with the Easterly right of way line of said public road; thence 84 deg. 44 min. right and run northwesterly 50.0 feet to a point of curve to the right, said curve having a central angle of 71 deg. 00 min. and a radius of 350.00 feet; thence along arc of said curve 433.71 feet to a point of tangent; thence along said tangent line 167.94 feet to point of beginning; being situated in Bibb County, Alabama.

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