

This Instrument Was Prepared By:
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Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst # 1998-16032

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of EIGHTY SIX THOUSAND DOLLARS AND 00 CENTS (US\$86,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Christopher L. Sims and wife, Rebecca Sims and Lanny Crawford, a married man, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Robert C. Crandall and wife, Barbara A. Crandall, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

A parcel of land in the SE 1/4 of SE 1/4 of Section 4, Township 20 South, Range 1 West, being more particularly described as follows: From the NE corner of the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, run West along the North boundary of said 1/4 1/4 a distance of 516.00 feet; thence left 114 deg. 25 min. a distance 50.00 feet; thence right 114 deg. 25 min. a distance of 38.19 feet to the West right of way line of Old Columbiana Road and the point of beginning; thence continue a distance of 171.81 feet; thence left 114 deg. 25 min. a distance of 160.00 feet; thence left 65 deg. 35 min. a distance of 171.81 feet to the West right of way line of Old Columbiana road; thence left 114 deg. 25 min. a distance of 160.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and Mining rights excepted.

Note: \$85,027.00 of the above purchase price is in the form of a Mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith.

Note: This is not the homestead property of the Grantor Lanny Crawford as defined in the Code of Alabama §6-10-3.

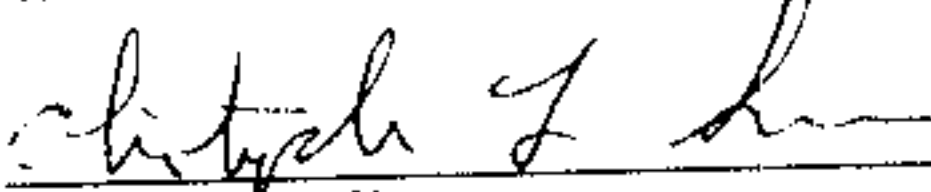
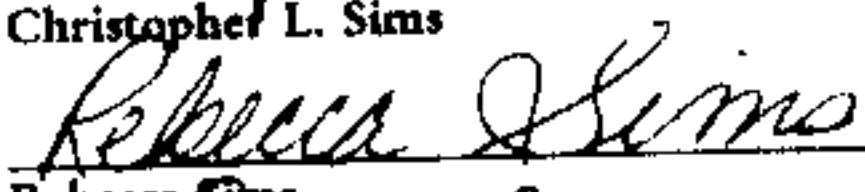

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns 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 on this the 30th day of April, 1998.


Christopher L. Sims

Rebecca Sims

Lanny Crawford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Christopher L. Sims and wife, Rebecca Sims and Lanny Crawford, a married man, 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 the 30th day of April, 1998.


G. Wray Morse
Notary Public

My Commission Expires: 9/10/00

05/04/1998-16032
11:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 10.50