

This instrument was prepared by:

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PLEASE SEND TAX NOTICE TO:

Mr. and Mrs. Ronald E. Criss
149 Cheshire Lane
Pelham, Al. 35124

WARRANTY DEED, JOINT GRANTEES WITH SURVIVORSHIP

06/03/1998-20308
09:47 AM CERTIFIED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS, THAT I, COUNTY JUDGE OF PROBATE

SHELBY COUNTY)

001 MCD 50.00

That in consideration of FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$41,500.00) to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, us, we, THOMAS G. EUBANK and wife ANITA W. EUBANK (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RONALD E. CRISS and CHRISTINA H. CRISS (herein referred to as grantee, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Parcel I
Lot 14, according to the Survey of Cheshire, as recorded in Map Book 16, Page 93, in the Probate Office of Shelby County, Alabama.

Parcel II
Part of the Northeast 1/4 of the Southeast 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama. From the northwest corner of the NE 1/4 of the SE 1/4 of said Section 30, Township 20 South, Range 2 West, run South 1 degree 25 minutes 4 seconds West for 913.22 feet; thence run North 90 degrees East for 589.72 feet to a point of beginning; thence run North 54 degrees 20 minutes 13 seconds East for 62.37 feet; thence run North 19 degrees 49 minutes 43 seconds West for 656.93 feet to a point on the southerly right of way line of Cheshire Lane; thence South 57 degrees 09 minutes 17 seconds West along the chord of the curved southerly right of way line of Cheshire Lane 56.82 feet (curve being concave in a northwesterly direction having a central angle of 00 degrees 28 minutes 24 seconds and a radius of 570.0 feet); thence South 57 degrees 23 minutes 29 seconds West along said right of way line 56.82 feet; thence South 19 degrees 49 minutes 43 seconds East 660.32 feet, more or less to the point of beginning.

SUBJECT TO:

Taxes and assessments for the year 1998, and subsequent years, not yet due and payable.

40 foot building line, as shown by recorded map.

Restrictions appearing of record in Instrument 1992/27996 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Instrument 1993/2693 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, unto the said RONALD E. CRISS and CHRISTINA H. CRISS 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of April, 1998.

Witnesses:

Thomas G. Eubank (Seal)
THOMAS G. EUBANK

Anita W. Eubank (Seal)
ANITA W. EUBANK

STATE OF ALABAMA)

General Acknowledgment

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS G. EUBANK and ANITA W. EUBANK 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 27th day of April A. D., 1998.

Rita O. Dunn
Notary Public
My Commission Expires: 2/16/2000

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