



SEND TAX NOTICE:

Melissa S. Crane

JEFFERSON TITLE CORPORATION 4036 Bent River Lane
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020 Birmingham, Alabama 35216

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.

(Address) 2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THOUSAND TWO HUNDRED DOLLARS AND NO/100

to the undersigned grantor, Double Oak Construction Co., Inc. a corporation,
(herein referred to as GRANTOR), 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

Melissa S. Crane and Rickey D. Crane

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby _____ County, Alabama to-wit:

Lot 10, according to the Survey of Bent River Commons, 1st Sector, as recorded in
Map Book 20, page 76, in the Probate Office of Shelby County, Alabama.

\$ 194,004.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

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

06/09/1998-21337
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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, by its President, Ben Chenault
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of June 19 98

ATTEST:

Double Oak Construction Co., Inc.

By _____

Secretary

Ben Chenault

President

STATE OF Alabama

COUNTY OF Jefferson

}

I, Hubert E. Rawson, Jr.

a Notary Public in and for said County in said

State, hereby certify that Ben Chenault

whose name as President of Double Oak Construction Co., Inc.

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 5th day of

June

19 98

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MAY 6, 2001

Hubert E. Rawson, Jr.
Notary Public

1998-21337