

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: Vicki G. Wehby  
name  
2600 Royal Circle  
address  
Pelham, Al 35124

1998-25385

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

Inst

That in consideration of ONE HUNDRED FORTY THOUSAND NINE HUNDRED AND NO/100.....  
..... DOLLARS (\$140,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Bennie Earl Crowe, Jr. and wife, Mickey B. Crowe

(herein referred to as grantors) do grant, bargain, sell and convey unto Vicki G. Wehby and George A. Wehby

(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 24, according to the Survey of Royal Oaks, 2nd Sector as recorded in Map Book 7, Page 77 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 92,900.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

07/07/1998-25385  
09:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 56.50

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 the 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 a 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th day of June, 19 98.

\_\_\_\_\_  
(Seal) Bennie Earl Crowe, Jr. (Seal)  
\_\_\_\_\_  
(Seal) Mickey B. Crowe (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Bennie Earl Crowe, Jr. and wife, Mickey B. Crowe whose name(s) 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 5th day of June A.D., 1998

Lamar Ham Notary Public