

SEND TAX NOTICE TO:

(Name) Ronnie G. Herrington, Jr.(Address) 108 Sunnywood Circle
Columbiana, AL 35051

This instrument was prepared by:

(Name) Michael T. Atchison, Attorney at Law(Address) P O Box 822, Columbiana, AL 35051Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

Seventy Five Thousand and no/100-----

DOLLARS*

That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Marshall L. Crawford and wife, Rita B. Crawford

(herein referred to as grantor) do grant, bargain, sell and convey unto

Ronnie G. Herrington, Jr. and wife, Shady L. Herrington

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

Shelby County, Alabama to-wit:

Lot 27, according to the First Addition to Triple Springs Subdivision, Second Sector, as recorded in Map Book 6, Page 155, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1998 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1998-29353

08/03/1998-29353
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WCD 9.50

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), 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 31st

day of July 1998.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority

, a Notary Public in and for said County, in said State,

hereby certify that Marshall L. Crawford and Rita B. Crawford

whose name is 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 31st day of July A. D. 1998

My Commission Expires: 10/16/2000

Notary Public

1998-29353
Inst