

SEND TAX NOTICE TO:

(Name) R. BRYAN SMITH

(Address) 113 WINDWOOD CIRCLE
MONTEVALLO, AL 35115

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100-----(\$250,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BENJAMIN A. CRUNK and wife, APRIL K. CRUNK

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

R. BRYAN SMITH and wife, MARILYN L. SMITH

(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 4, according to the Survey of Windy Oaks, Phase 3, as recorded in Map Book 15, Page 113, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

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

\$130,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1998-38352

10/01/1998-38352
01:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 128.50

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 28th

day of September, 19 98.

WITNESS:

_____(Seal) BENJAMIN A. CRUNK (Seal)

_____(Seal) April K. Crunk (Seal)

_____(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Benjamin A. Crunk and April K. Crunk

whose name 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 28th day of September, A. D. 19 98

225200 Notary Public