

This instrument was prepared by

Send Tax Notice To: Jennifer W. Ricks
name
120 Brynleigh Drive
address
Chelsea, Alabama 35043

(Name) LANGE, SIMPSON, ROBINSON &
(Address) 728 Shades Creek Parkway #120
Bham., AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$160,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Cleve E. Crews and wife, Dolores M. Crews

(herein referred to as grantors) do grant, bargain, sell and convey unto Jennifer W. Ricks and R. Scott Ricks,
wife and husband

(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 6, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, page 139,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable
until October 1, 1999.
2. Restrictions, rights of way and easements of record.
\$144,450.00 of the purchase price recited above was derived from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1998-46219
11/20/1998-46219
09:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 25.00

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 17th
day of November, 19 98.

_____(Seal) _____(Seal)
_____(Seal) Cleve E. Crews _____(Seal)
_____(Seal) Dolores M. Crews _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Cleve E. Crews and wife, Dolores M. Crews
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 17th day of November A.D., 19 98

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: AUG. 27, 2000
BONDED THAT NOTARY PUBLIC UNDERWRITERS
[Signature]
Notary Public