

(Name) Samuel L. Crawley, III
1212 Arrowhead Trail
(Address) Alabaster, Al. 35007

This instrument was prepared by

(Name) Patricia K. Martin
3021 Lorna Rd.
(Address) Birmingham, Al. 35216

Form 113 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred seventeen thousand five hundred and no/100 (\$117,500.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we Bobby Gene Festavan and his wife Frances Festavan

(herein referred to as grantors) do grant, bargain, sell and convey unto Samuel L. Crawley, III & Jean M. Crawley

(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 3, according to the Survey of Navajo Hills, Third Sector, as recorded in Map Book 5, Page 56, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$111,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

01713/1999-01724
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 14.50

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 4

day of December, 19 98

WITNESS

(Seal)

BOBBY GENE FESTAVAN

(Seal)

FRANCES FESTAVAN

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, do hereby certify that Bobby Gene Festavan and his wife Frances Festavan

whose name is set forth 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 have executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 4

day of

December

A.D. 19 98

Patricia K. Martin

Inst # 1999-01724