

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Wim Crawford

(Address) P.O. Box 625

Chelsea, Al. 35043

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-4-8 Rev. 6/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Mary S. Crawford, an unmarried widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy L. Crawford and Carolyn Crawford
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 1 West; thence run east along said 1/4-1/4 line a distance of 325.57 feet to the point of beginning; thence continue along last described course a distance of 189.57 feet; thence turn an angle of 73 degrees 48 minutes 18 seconds left and run a distance of 45.00 feet; thence turn an angle of 105 degrees 50 minutes 51 seconds left and run a distance of 208.94 feet; thence turn an angle of 99 degrees 03 minutes 21 seconds left and run a distance of 45.00 feet to the point of beginning.

According to the survey of Rodney Shiflett, Al. Reg. No. 21784, dated April 16, 1999.

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

Mary S. Crawford is the surviving grantee in that certain deed recorded in Real Record 131, Page 916, in the Probate Office of Shelby County, Alabama. The other grantee, Robert H. Crawford, is deceased, having died July, 1998.

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 the sample 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 the sample 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, I have hereunto set my hand(s) and seal(s), this 6th day of April May, 1999.

WITNESS:

Cathy Ingram (Seal)

(Seal)

(Seal)

Mary S. Crawford (Seal)
Mary S. Crawford (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 Mary S. Crawford whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May April, A. D. 1999

MY COMMISSION EXPIRES SEPT. 28, 2002

Notary Public

Inst 1999-1817

05/06/1999-19117
03:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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