

4506

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

GEORGE MICHAEL CRAWFORD, JR.
400 LANE PARK TRAIL
MAYLENE, AL 35114

Inst # 1999-19346

05/10/1999-19346
07:36 AM CERTIFIED
SHELBY COUNTY, ALABAMA

STATE OF ALABAMA)

COUNTY OF SHELBY) (

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$177,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, SCOTT A. UNDERWOOD and STEPHANIE UNDERWOOD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GEORGE MICHAEL CRAWFORD, JR. and DONNA D. CRAWFORD, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 530, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, 5TH ADDITION, AS RECORDED IN MAP BOOK 21, PAGE 133, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET PAYABLE UNTIL OCTOBER 1, 1999.
2. 35 FOOT BUILDING LINE AS SHOWN ON RECORDED MAP.
3. EASEMENT OF UNDERTERMINED SIZE ON REAR OF LOT AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. NO. 1997-11408; INST. NO. 1996-37928; INST. NO. 1996-5890; INST NO. 1996-5891 AND INST. NO. 1996-5892.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1997-11408.

\$157,500.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, SCOTT A. UNDERWOOD and STEPHANIE UNDERWOOD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of April, 1999.


SCOTT A. UNDERWOOD


STEPHANIE UNDERWOOD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that SCOTT A. UNDERWOOD and STEPHANIE UNDERWOOD, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of April, 1999.


Notary Public

My commission expires: 7/11/02

Inst # 1999-19346

05/10/1999-19346
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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 31.00