

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

Inst # 2000-03827

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

02/07/2000-03827
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HNS 11.50

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt and sufficiency of which are hereby acknowledged, that **DEWEY F. CROWSON, a married man**, hereinafter called "SELLER," does hereby GRANT, BARGAIN, SELL AND CONVEY unto, **DEWEY F. CROWSON and INA S. CROWSON, a married couple**, hereinafter called the "BUYERS," for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit

Commencing in the Southwest Quarter of the Southeast Quarter of Section 12, Township 22 South, Range 2 West at a point where the Southeast boundary of the right of way of the Southern Railroad intersects a county road leading from State Highway No. 25 to Shelby; run thence in a southeasterly direction along said road to a county road leading from Dean's Crossing to Shelby; run thence along this last named road in a easterly direction to the East boundary of the Northwest Quarter of the Southwest Quarter of Section 18, Township 22 South, Range 1 West; run thence in a southerly direction along the East boundary of said Northwest Quarter of Southwest Quarter of said Section to the Southeast corner of said Southwest Quarter of Southwest Quarter; run thence in a westerly direction along the South boundary of said Northwest Quarter of Southwest Quarter of said Section to the Southwest corner of said Northwest Quarter of Southwest Quarter of said section; run thence in a northerly direction along the West boundary of said Northwest Quarter of Southwest Quarter of said section to the Northwest corner of said Northwest Quarter of Southwest Quarter of said section; run thence in a westerly direction along the East and West median line of Section 13, Township 22 South, Range 2 West to the Southwest corner of Southeast Quarter of Northeast Quarter of said Section 13; run thence North along the West boundary of said Southeast Quarter of Northeast Quarter 1110 feet; run thence West 420 feet; run thence North 210 feet to the North boundary of Southwest Quarter of Northeast Quarter of said section; run thence in a westerly direction along the North boundary of said Southwest Quarter of Northeast Quarter of said section extended to a point which is South 88 degrees 30' East 595.10 feet from the centerline of the Southern Railroad; run thence North 1 degree 30' West 753.39 feet to the right of way of the Southern Railroad; run thence in a northeasterly direction along the right of way of the Southern Railroad to point of beginning.

EXCEPT a three acre cemetery lot described as follows: Commencing at the Northwest corner of Northwest Quarter of Northeast Quarter of said Section 13 and run in a southerly direction along the West boundary of said Northwest Quarter of Northeast Quarter of said section 210 feet; run thence East 630 feet; run thence North 210 feet to the North boundary of said section 13; run thence West on the North boundary of said section to point of beginning.

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

The legal description set out herein was furnished to preparer by the SELLERS herein and this deed was prepared without the benefit of a survey or a title search.

TO HAVE AND TO HOLD to the said BUYERS in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor of them in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 27 day of JAN, 2000, at Shelby County, Alabama

Dewey F. Crowson
DEWEY F. CROWSON
SELLER

STATE OF ALABAMA)
) **ACKNOWLEDGEMENT**
COUNTY OF SHELBY)

I, the undersigned, a Notary Public for the State at Large, hereby certify that DEWEY F CROWSON, SELLER, whose names is signed to the foregoing Warranty Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

27th GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27th day of January, 2000

Carlene R. Hadaway
NOTARY PUBLIC
My Commission Expires
My Commission Expires Dec. 1, 2001

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

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