

This form provided by
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) Thomas Edwards
(Address) 118 South River Dr.
Shelby, AL 35143

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

Form 1-1-5 Rev. 4/99

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 Fifty Five Thousand and no/100-----DOLLARS

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

Brad Cramer, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas A. Edwards and Rebecca D. Johnson

(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 No. 58, in Lacoosa Estates, as shown by plat recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, at Page 35.

Situated in Shelby County, Alabama.

LESS AND EXCEPT however the following described parcel of land: Beginning at the Northwest corner of Lot 58, LaCoosa Estates, as recorded in map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence Southeasterly along the said Westerly line of said Lot 58, a distance of 117.92 feet to the Southwest corner of same said Lot 58; thence turn a deflection angle of 101 degrees 25 minutes to the left and run Northeasterly a distance of 20.76 feet to a point; thence turn a deflection angle of 88 degrees 43 minutes 11 seconds to the left and run Northwesterly a distance of 115.62 feet to the point of beginning.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

This property constitutes no part of the homestead of the Grantor or of his spouse.

Inst. # 2001-17205

05/02/2001-17205
10:24 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 12.00

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, I have hereunto set my hand(s) and seal(s), this 18 day of April, 2001.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Brad Cramer (Seal)
Brad Cramer (Seal)

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brad Cramer 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, A. D., 19 2001

[Signature]
My Commission Expires: 10/16/04
Notary Public.