

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is acknowledged, **Crystal Homes, Inc.**, a corporation, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **John C. Allen, Jr. and Martha L. Allen**, hereinafter referred to as Grantees, for and during their joint lives as joint tenants 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:

Lot 312, according to the survey of Greystone Legacy, 3<sup>rd</sup> Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

GRANTEES' ADDRESS:

421 Ramsay Rd.  
Hoover, AL. 35242

It is specifically understood and agreed that the Grantor has executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 2001, which the Grantees herein agree to assume and pay.
2. Existing rights of way, encroachments, party walls, building restrictions zoning, recorded and/or unrecorded easements, deficiency in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundary lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.

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

And said Crystal Homes, Inc., a corporation, does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it has a good right to sell and convey the same as aforesaid; that said premises are free from all encumbrances, unless otherwise stated above; that it and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

28<sup>th</sup> IN WITNESS WHEREOF, Crystal Homes, Inc., a corporation, has set its hand and seal this day of December, 2001, by and through its officer who is duly authorized to execute this conveyance.

Crystal Homes, Inc., a corporation

By: J. B. Wagnon, Jr.  
Its: President

STATE OF ALABAMA  
COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that J. B. Wagnon Jr., whose name as President of Crystal Homes, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 28<sup>th</sup> day of December, 2001.

[Signature]  
Notary Public

My commission expires 08-17-04

**09:09 AM CERTIFIED**

SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 75.50

01/08/2002-01180  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

001 MEL

Inst # 2002-01180