

This instrument was prepared by:

Corley, Moncus & Ward, P.C.  
400 Shades Creek Parkway  
Birmingham, AL 35209

Send Tax Notice To: James C. Crisman, III and Jennifer Kay Crisman  
1073 Rock School Road  
Harpersville, Alabama 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifty Two Thousand Five Hundred dollars and no/100 (\$52,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. Todd Larry and wife, Christine Larry (herein referred to as grantors) do grant, bargain, sell and convey unto James C. Crisman, III and wife, Jennifer Kay Crisman (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A"

Subject to current taxes, easements and restrictions of record.

Inst # 2002-06083

02/05/2002-06083  
10:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 69.50

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, we have hereunto set our hands and seals, this 30th day of January, 2002.

\_\_\_\_\_  
(Seal)

W. Todd Larry (Seal)  
W. Todd Larry

\_\_\_\_\_  
(Seal)

Christine Larry (Seal)  
Christine Larry

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

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General Acknowledgment

JEFFERSON COUNTY

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that W. Todd Larry and wife, Christine Larry whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2002.

My commission expires: 12/28/2003

Claude M. Moncus  
Claude M. Moncus, Notary Public

## Exhibit "A"

Lot 2, Blue Horizon, First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 14, Page 106, less and except the following described part:

From the Northeast corner of Lot 2, Blue Horizon, First Sector, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 14, Page 106, run in a Westerly direction along the North line of said Lot 2 for a distance of 212.10 feet to the Northwest corner of said Lot 2; thence turn an angle to the left of 91 degrees 21 minutes 10 seconds and run in a Southerly direction along the West line of said Lot 2 for a distance of 86.38 feet; thence turn an angle to the left of 90 degrees 50 minutes 30 seconds and run in an Easterly direction for a distance of 212.84 feet to a point on the East line of said Lot 2; thence turn an angle to the left of 89 degrees 43 minutes 25 seconds and run in a Northerly direction along the East line of said Lot 2 for a distance of 78.25 feet, more or less, to the point of beginning.

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