


WARRANTY DEED

Joint Tenancy with Right of Survivorship


20031015000691090 Pg 1/3 25.00
Shelby Cnty Judge of Probate, AL
10/15/2003 11:48:00 FILED/CERTIFIED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$500.00), the receipt of sufficiency of which are hereby acknowledged, that **INA S. CROWSON, being the widow of DEWEY F. CROWSON, a deceased person having died on or about 24 June, 2003**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **CAROL C. ROSE, a widow, and DANIEL O. CROWSON a single man**, hereinafter known as the GRANTEE;

Commencing at 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 an 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 Souther Railroad; run thence in a northeasterly direction along the right of way of the Southern Railroad to the 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 any and all easements, rights of way and restrictions of record.


GRANTOR HEREBY RETAINS A LIFE ESTATE FOR HER LIFETIME.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 2000-03827, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.


IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 10 Day of OCT., 2003.


INA S. CROWSON
GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Ina S. Crowson, the widow of Dewey F. Crowson*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 10 Day of
OCT., 2003.



NOTARY PUBLIC
My Commission Expires: 24 JAN, 2004

This Instrument Prepared By:

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