

This instrument was prepared by

WPC & ASSOCIATES LLC  
2 OFFICE PARK CIRCLE  
SUITE 105  
BIRMINGHAM, ALABAMA

Send Tax Notice To:

TINA M. ARTMAN  
NICHOLAS R. CRAWFORD  
1912 CROSSVINE ROAD  
HOOVER, ALABAMA 35244

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

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED AND TWENTY TWO THOUSAND AND Dollars  
(\$ 222,100.00 ) to the undersigned grantor, or grantors in hand paid by the GRANTEES  
herein, the receipt whereof is acknowledged, we, JONATHAN M. POIRIER AND  
AMY COOPER POIRIER, HUSBAND AND WIFE .....

(herein referred to as Grantor, whether one or more) do, grant, bargain, sell and convey unto  
TINA M. ARTMAN AND NICHOLAS R. CRAWFORD, HUSBAND AND WIFE

WIFE AND HUSBAND .....

(herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship,  
the following described real estate situated in SHELBY  
County, Alabama, to-wit:

LOT 26, ACCORDING TO THE SURVEY OF SECOND ADDITION TO  
RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 59  
IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$ 210,995.00 IS RECORDED HEREWITH

TO HAVE AND TO HOLD, to 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,

**WARRANTY DEED**  
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STATE OF ALABAMA  
COUNTY OF SHELBY

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 hand(s)  
and seal(s), this 7TH day of MAY, 2004.

Jonah M. Penix (Seal) \_\_\_\_\_ (Seal)  
Amy Cooper Penix (Seal) \_\_\_\_\_ (Seal)

**WARRANTY DEED**  
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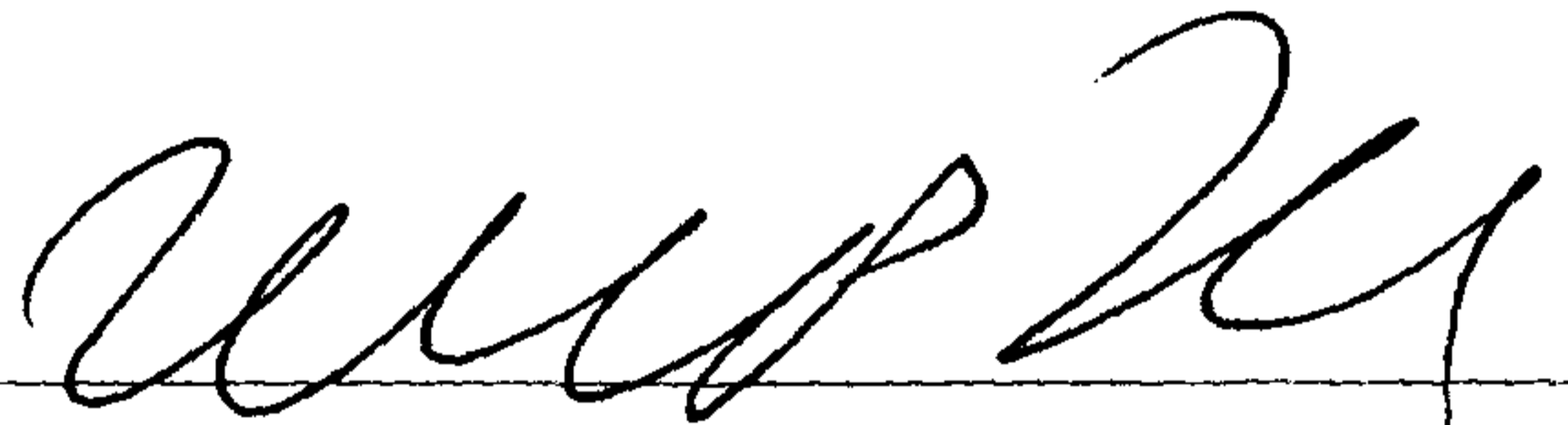
STATE OF ALABAMA  
COUNTY OF SHELBY

**General Acknowledgment**

I, W. Patrick Cockrell, a Notary Public in  
and for said County in said State, hereby certify that  
JONATHAN M. POIRIER AND AMY COOPER POIRIER, HUSBAND AND WIFE,  
whose name(s) 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.

7TH

Given under my hand and official seal, this the \_\_\_\_\_ day of  
JUNE, 20 04.



Notary Public

Return to:



WPC & ASSOCIATES LLC  
2 Office Park Circle, Suite 105  
BIRMINGHAM, AL 35223  
ph 870-0411  
fx 870-0311