20050908000464410 1/3 \$18.00 Shelby Cnty Judge of Probate, AL 09/08/2005 12:08:11PM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

Jon M. Turner, Jr.

TURNER & ASSOCIATES, LLC

Attorneys at Law

2101 Highland Avenue, Suite 200

Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

SEND TAX NOTICE TO:

CHRISTOPHER L. SIMS 392 COUNTY ROAD 39 CHELSEA, AL 35043

WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

Know All Men by These Presents: That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I (we), LANNY CRAWFORD, AN UNMARRIED MAN (herein referred to as GRANTOR) do grant, bargain, sell and convey unto CHRISTOPHER L. SIMS AND REBECCA SIMS, HUSBAND AND WIFE (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

** THIS IS TO CERTIFY THAT LANNY CRAWFORD IS THE SURVING GRANTEE OF THAT DEED RECORDED IN VOLUME 279, PAGE 230, SANDRA ISBELL CRAWFORD HAVING DIED ON OR ABOUT 12/31/2001.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 2004, which constitutes a lien, but are not yet due and payable until October 1, 2005.
- 2. All restrictions, covenants, set-back lines, easements of record.

\$107,927.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LANNY CRAWFORD, AN UNMARRIED MAN has hereunto set his signature and seal, this the 12TH day of AUGUST, 2005.

Jann Lagra LANNY CRAWFORD	20050908000464410 2/3 \$18.00 Shelby Cnty Judge of Probate, AL 09/08/2005 12:08:11PM FILED/CERT

I, the undersigned, a Notary Public, in and for said County, hereby certify that LANNY CRAWFORD, AN UNMARRIED MAN, 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

Given under my hand and seal on this the 12TH day of AUGUST, 2005.

he executed the same voluntarily on the day the same bears date.

STATE OF ALABAMA

Notary Public

My Commission Expires: 21

EXHIBIT A

From the northeast corner of the SW 1/4 of the SW 1/4, Section 26, Township 19 South, Range 1 West run west along the north boundary of said 1/4 1/4 a distance of 747.15 feet to the point of beginning; thence continue 218.05 feet; thence left 88°46'32" a distance of 787.43 feet; thence left 111°55'17" along the right of way of a paved county road a distance of 234.99 feet; thence left 68°04'43" a distance of 704.36 feet to the point of beginning, except that part occupied by the right of way of said road.

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