

This Instrument Was Prepared By: G. Wray Morse, Attorney at Law 1920 Valleydale Road Birmingham, Alabama 35244 Send Tax Notice to: Frank M. Fowler 5838 Highway 10 Montevallo, Alabama 35115

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 other good and valuable considerations and the sum of **Sixty Three Thousand and 00/100 Dollars (\$63,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Linda M. Crumbley, an unmarried woman** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Frank M. Fowler and Brittney N. Fowler** (hereinafter referred to as GRANTEES), for and during their joint lives 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 the County of **Shelby** and State of Alabama, to-wit:

Commence at the intersection of the East line of the NW 1/4 of Section 2, Township 22 South, Range 4 West and the North line of Shelby County Road No. 10; thence run West along the North right of way of Shelby County Road No. 10 for a distance of 320 feet to the point of beginning; from the point of beginning thus obtained continue along the last described course for a distance of 105.00 feet; thence turn an angle to the right of 91 deg. 54 min. 20 sec. and run North for a distance of 420.00 feet; thence turn an angle to the right of 88 deg. 05 min. 40 sec. and run East for a distance of 105.00 feet; thence turn an angle to the right of 91 deg. 54 min. 20 sec. and run South for a distance of 420.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: \$59,850.00 of the above purchase price is in the form of a mortgage in favor of Branch Banking & Trust Co., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, covenants, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives 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 GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and her heirs and assigns 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, I has hereunto set my hand and seal on this the 29th day of December, 2006.

Linda M. Crumblev

Shelby County, AL 01/03/2007 State of Alabama

Deed Tax:\$3.50

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Linda M.** Crumbley, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2006.

G. Wray Morse, Notary Public

My Commission Expires: 9/10/2008

