


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


20070206000054130 1/4 \$86.00
Shelby Cnty Judge of Probate, AL
02/06/2007 09:37:44AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S, SUITE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
Troy Crocker
Tina Crocker

(Name)

5545 Double Oak Lane
Birmingham, AL 35242

(Address)

STATE OF ALABAMA
COUNTY OF **Shelby**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THIRTY THOUSAND dollars (\$330,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), LARRY W. GUY AND JACKIE SUE GUY, HUSBAND AND WIFE (herein referred to as Grantor) do, grant, bargain, sell and convey unto TROY CROCKER AND TINA CROCKER, HUSBAND AND WIFE (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 Exhibit A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 264,000.00 IS FILED 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

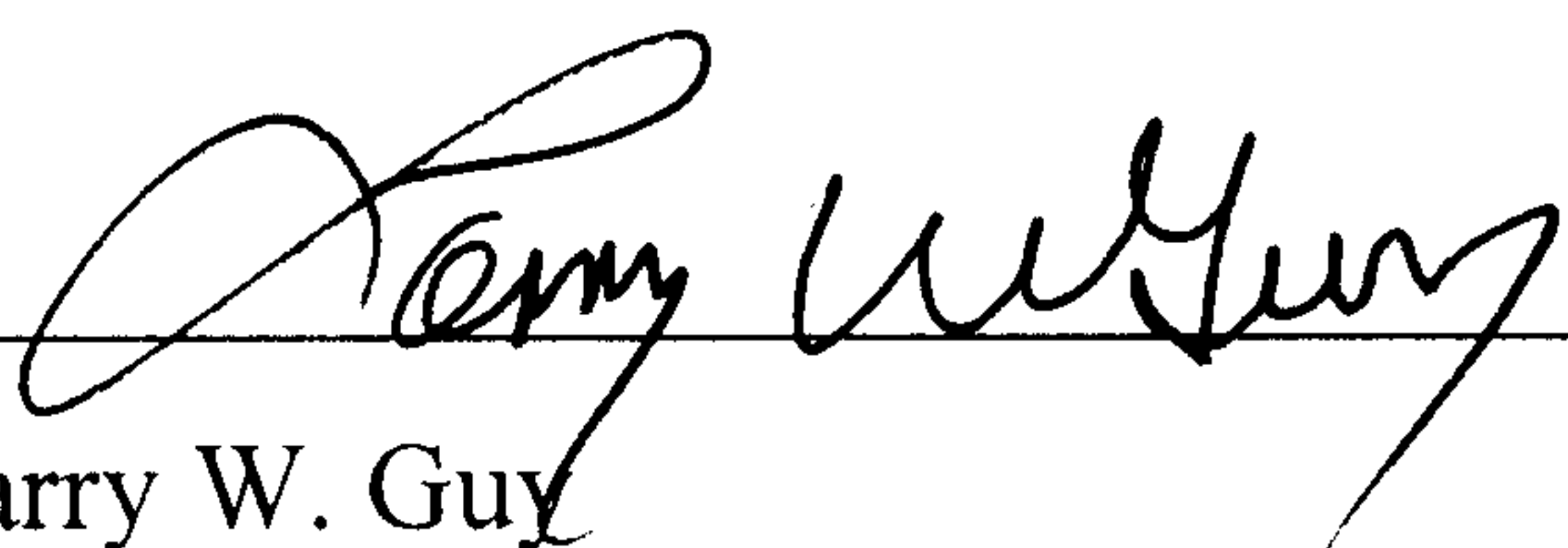
Shelby County, AL 02/06/2007
State of Alabama
Deed Tax: \$66.00

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, I have hereunto set my hand and seal, 01/03/07.


 (Seal)
Larry W. Guy

STATE OF ALABAMA
COUNTY OF Shelby

General Acknowledgment


I, Jennifer L. Banik, a Notary Public in and for said County in said State, hereby certify that Larry W. Guy, a married man 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 01/03/07.


Notary Public

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009

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Jackie Sue Guy (Seal)
Jackie Sue Guy

STATE OF Alabama
COUNTY OF Baldwin

General Acknowledgment

I, Emily Bodine, a Notary Public in and for said County in said State,
hereby certify that Jackie Sue Guy, a married woman 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 01/03/07.

Emily Bodine

Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec 15, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223

EXHIBIT A

20070206000054130 4/4 \$86.00
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Commence at the Southwest corner of Lot 19, Cherokee Forest First Sector, a subdivision as recorded in Map Book 5, Page 17, Office of the Judge of Probate, Shelby County, Alabama for a point of beginning, thence Easterly along the South line of said Lot 19 a distance of 223.86 feet to the Westerly right of way margin of Forest View Drive, a dedicated street in said subdivision, thence continue along last stated course and along and with the South right of way margin of said dedicated street 20.0 feet, thence 88 degrees 41 minutes right 40.00 feet, thence 91 degrees 19 minutes right 19.94 feet, thence 91 degrees 19 minutes left 269.86 feet, thence 90 degrees right 223.86 feet to the East line of Lot 13, Parkview, as recorded in Map Book 7, Page 44, Office of the Judge of Probate, thence 90 degrees right and along and with the East line of Lots 13, 14 and 15 of Parkview 315.00 to the Southwest corner of Lot 19, Cherokee Forest 1st Sector, the point of beginning.

LESS AND EXCEPT

A parcel of land situated in SW 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Beginning at the Southeastern most corner of Lot 19, Cherokee Forest, 1st Sector as recorded in Map Book 5, Page 17 in the Probate Office of Shelby County and the Southwestern most corner and westerly right of way line of Double Oak Lane, (50' ROW); thence S 88 degrees 44' 22" E for a distance of 20.00 feet; thence S 00 degrees 58' 43" W for a distance of 40.00 feet; thence N 88 degrees 44' 22" W a distance of 19.94 feet; thence N 00 degrees 05' 24" W for a distance of 40.01 feet to the point of beginning.