

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Tony D Crittenden, Jr.
26961 Highway 145
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,


20071002000459780 1/2 \$81.00
Shelby Cnty Judge of Probate, AL
10/02/2007 09:52:08AM FILED/CERT

That in consideration of Sixty Seven Thousand dollars and Zero cents (\$67,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Charles M. Robbins and Christine L. Robbins, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Tony D. Crittenden, Jr. and Pam Crittenden (herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" Legal Description

Subject to taxes for 2008 and subsequent years.

TO HAVE AND TO HOLD, Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

(\$65,754.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of September 2007.

(Seal)

(Seal)

Charles M. Robbins

(Seal)

(Seal)

Christine L. Robbins

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

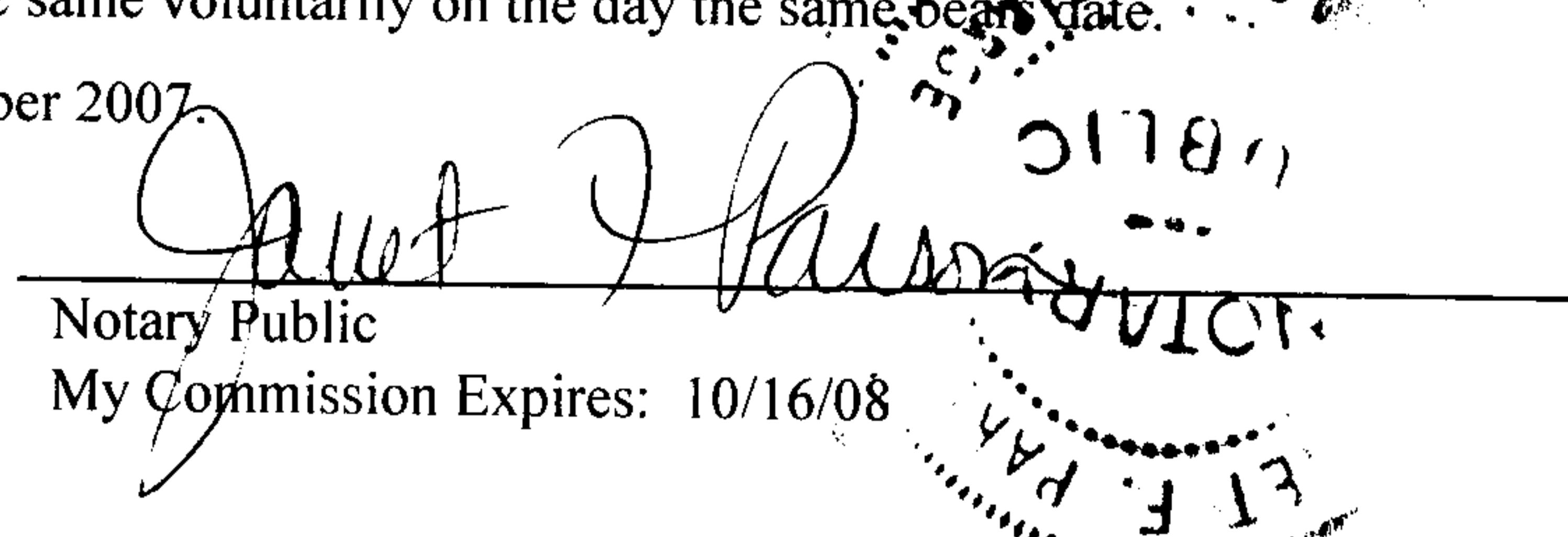
COUNTY OF SHELBY

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General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Robbins and Christine L. Robbins 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 24th day of September 2007


Notary Public
My Commission Expires: 10/16/08

Shelby County, AL 10/02/2007
State of Alabama

Deed Tax: \$67.00

20071002000459780 2/2 \$81.00
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Exhibit "A" Legal Description

A parcel of land lying in the SW 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 23, thence run South 00 degrees 09 minutes 59 seconds West a distance of 2841.42 feet to a found iron pin at the Northwest corner of said SW 1/4; thence run South 87 degrees 55 minutes 47 seconds East a distance of 471.31 feet to a found iron pin; thence run South 29 degrees 55 minutes 28 seconds West along the Northwesterly right of way of State Highway 145, a distance of 413.49 feet to a 1/2 inch rebar set and the POINT OF BEGINNING; thence run along said northwesterly right of way, the following courses and distances: South 29 degrees 55 minutes 26 seconds West a distance of 32.00 feet to a 1/2 inch rebar set; thence run South 60 degrees 04 minutes 46 seconds East a distance of 10.00 feet to a 1/2 inch rebar set; thence run South 29 degrees 55 minutes 14 seconds West a distance of 521.12 feet to a found iron pin; thence leaving said Northwesterly right of way, run North 00 degrees 09 minutes 59 seconds East, a distance of 637.14 feet to a 1/2 inch rebar set; thence run South 60 degrees 04 minutes 34 seconds East a distance of 306.20 feet to the point of beginning; being situated in Shelby County, Alabama.