

701003

This instrument was prepared by:
Paul Esco, Esq.
547 South Lawrence Street
Montgomery, Alabama 36104

SEND TAX NOTICE TO:
Rebecca Lynn Eastman and Darryl Todd Eastman
244 Camellia Dr.
Chelsea, AL 35043

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

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SEVENTY TWO THOUSAND AND NO/100'S (\$72,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **SANFORD D. HATTON, JR. ESQ. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LESLIE WALTER CRUMP CASE #PR-2007-000427 PURSUANT TO THE ORDER FOR SALE OF REAL PROPERTY RECORDED SIMULTANEOUSLY HERewith** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **REBECCA LYNN EASTMAN AND DARRYL TODD EASTMAN** (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama to-wit:**

"SEE ATTACHED EXHIBIT A"

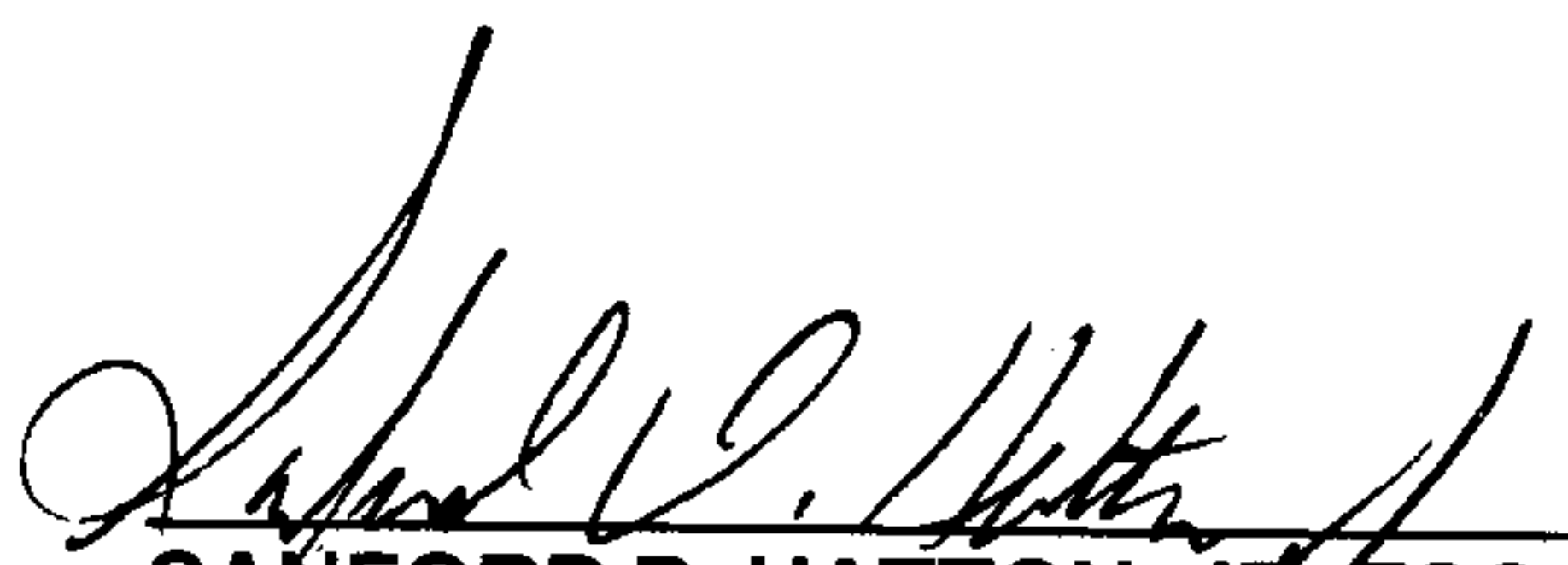
This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-ways, if any, heretofore imposed of record affecting Grantor's title to said property, and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

The preparer of this instrument has served as a scrivener only and has not examined title to the property for purposes of Grantors's representations made herein or rendered any opinion with respect thereto.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I, **SANFORD D. HATTON, JR. ESQ. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LESLIE WALTER CRUMP CASE #PR-2007-000427**, have hereunto set my (our) hand(s) and seal(s) this the 2nd day of **MAY, 2008.**
June

 (SEAL)
**SANFORD D. HATTON, JR. ESQ. AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF LESLIE WALTER CRUMP CASE #PR-2007-000427**

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that **SANFORD D. HATTON, JR. ESQ. AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LESLIE WALTER CRUMP CASE #PR-2007-000427** 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 2nd day of June 2008
MAY, 2008.


Notary Public

My commission expires _____



20080604000227860 1/2 \$86.00
Shelby Cnty Judge of Probate, AL
06/04/2008 02:57:21PM FILED/CERT

Shelby County, AL 06/04/2008
State of Alabama

Deed Tax: \$72.00

EXHIBIT "A"

Commence at the Southeast corner of the SE1/4 of the NE1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed west along the South boundary of said 1/4-1/4 section a distance of 495 feet to a point; thence turn an angle of 89 degrees 43 minutes to the right and proceed North, parallel to the East line of said 1/4-1/4 section a distance of 1201 feet to a point, said point being the point of beginning; thence continue along last described course a distance of 250 feet to a point on the South right-of-way line of old U. S. Highway 280; said point being marked by an iron pin; thence eproceed Northeasterly along the South right-of-way line of said highway a distance of 146.3 feet to a point; said point being on the West margin of the pavement of Shelby County Highway 437; thence run in a Southeasterly direction along the West margin of said highway a distance of 195 feet to a point; thence run in a Southwesterly direction a distance of 240 feet to the point of beginning. Said property being situated in the SE1/4 of the NE1/4 of Section 30, Township 19 South, Range 1 East in Shelby County, Alabama.



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