

This instrument was prepared by:

Walter F. Scott, III, LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243

Send Tax Notice To: Floyd R. Crawford, Jr. & Susan L. Crawford
413 Waterford Highlands Way
Calera, AL 35040

WARRANTY DEED-Joint Tenants with Right of Survivorship

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY

That in consideration of One Hundred Thirty Five Thousand dollars and Zero cents (\$135,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Dean Owen and Irene R. Owen, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Floyd R. Crawford, Jr. and Susan L. Crawford (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 461, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$ 132,536.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of May, 2009.

(SEAL)

(SEAL)

(SEAL)

William Dean Owen (SEAL)
William Dean Owen
Irene R. Owen (SEAL)
Irene R. Owen

(SEAL)

(SEAL)

STATE OF ALABAMA

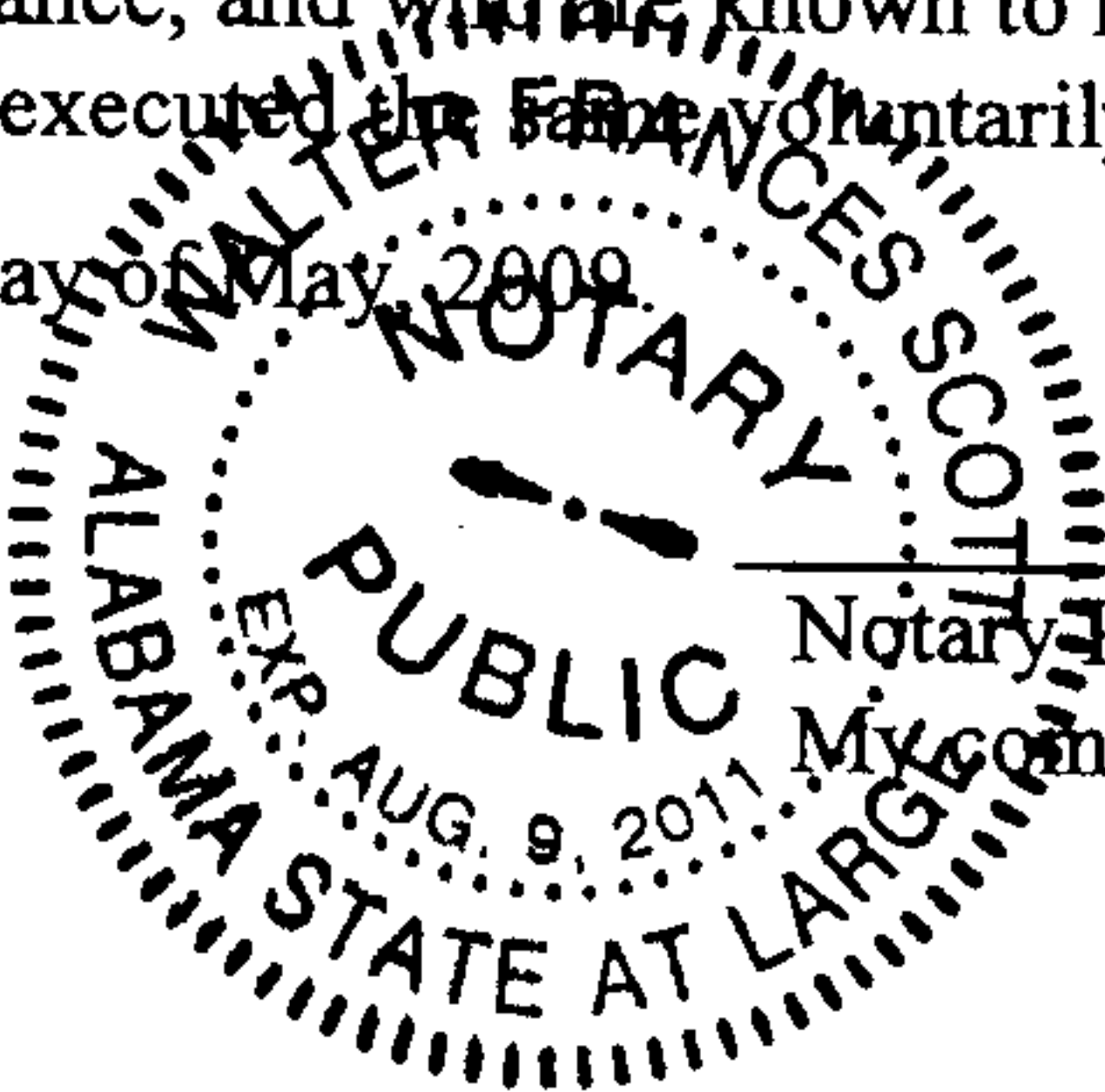
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General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that William Dean Owen and Irene R. Owen 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 15th day of May, 2009.



Walter F. Scott, III
Notary Public
My Commission Expires: 8/9/11



20090603000210940 1/1 \$13.50
Shelby Cnty Judge of Probate, AL
06/03/2009 12:38:20 PM FILED/CERT

Shelby County, AL 06/03/2009
State of Alabama
Deed Tax : \$2.50