

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Erin L. Bang-Crooks and John F. Crooks
4808 Riverview Way
Duluth, GA 30097



20111118000351170 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
11/18/2011 02:36:33 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Sixty-Two Thousand and 00/100 (\$162,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Wol Ye Bang, a married woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Erin L. Bang-Crooks and John F. Crooks**, (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2011 and subsequent years due and payable as of October 1, 2011. Existing covenants and restrictions, easements, building lines and limitations of record.

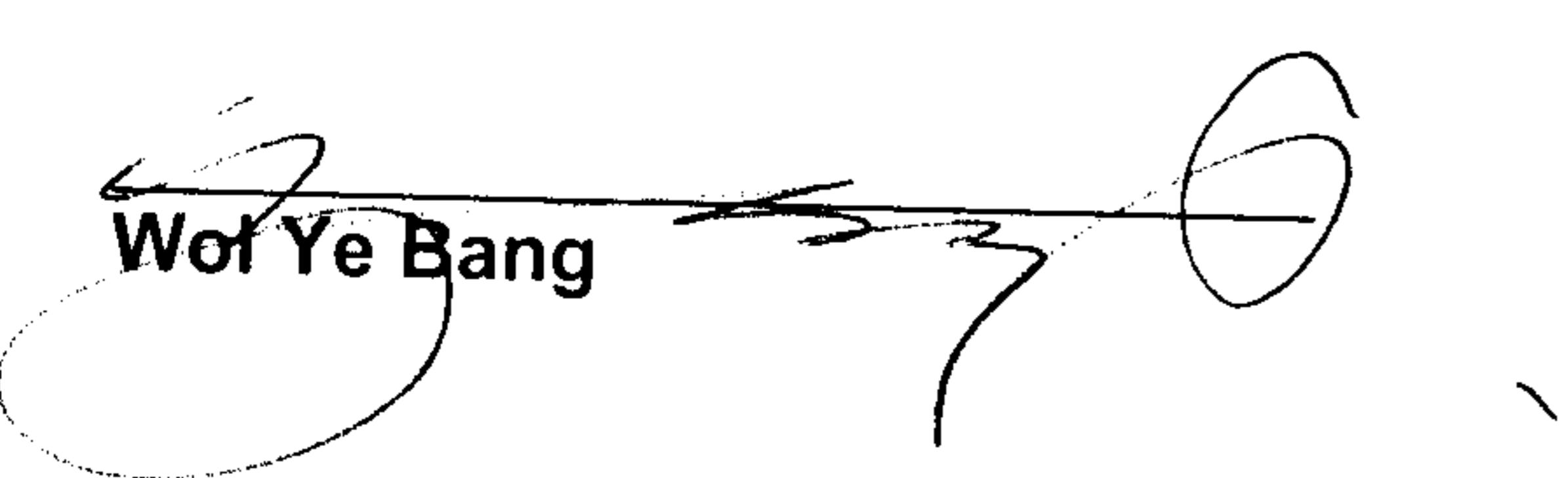
\$145,800.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Property herein conveyed does not constitute the homestead of the Grantor or that of her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 12 day of November, 2011.


Wol Ye Bang

Shelby County, AL 11/18/2011
State of Alabama
Deed Tax:\$16.50

STATE OF GEORGIA)

COUNTY OF Gwinnett)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Wol Ye Bang, a married 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 instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of November, 2011.


NOTARY PUBLIC
My Commission Expires:

STANLEY S SCOTT
NOTARY PUBLIC
DEKalB COUNTY, GEORGIA
MY COMMISSION EXPIRES 10-09-2015



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Exhibit "A"
Legal Description

Begin at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said quarter-quarter section a distance of 757.34 feet to a point; thence turn a deflection angle of 73 degrees, 33 minutes, 55 seconds right and run Southwesterly a distance of 899.98 feet to a point on the Easterly right of way line of Chancellor-Ferry Road; thence turn a deflection angle of 78 degrees, 55 minutes, 55 seconds right and run Northwesterly along the said right of way line of said road a distance of 500.75 feet to a point; thence turn a deflection angle to the right of 117 degrees, 39 minutes, 50 seconds and run Easterly a distance of 204.52 feet to a point; thence turn a deflection angle of 119 degrees, 22 minutes, 40 seconds left and run Northwesterly a distance of 420.36 feet to a point; thence turn a deflection angle of 120 degrees, 58 minutes, 40 seconds right and run Easterly a distance of 99.56 feet to a point; thence turn a deflection angle of 32 degrees, 30 minutes, 47 seconds left and run Northeasterly a distance of 414.66 feet to a point; thence turn a deflection angle of 31 degrees, 25 minutes, 18 seconds right and run Easterly along the North line of subject quarter-quarter section a distance of 693.29 feet to the point of beginning.

Situated in Shelby County, Alabama.

W.B
GBC