

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Charles R. Crowder
1012 Fairmont Circle
Birmingham, AL 35242
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seventy-Five Thousand and No/100 (\$375,000.00)
As evidenced by closing statement.
To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Barbara T. Hinds, an unmarried woman
(Whose address is 405 Rockport Ln, B'ham, AL 35243)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Charles R. Crowder and Carol W. Crowder
(Whose address is the property address)
(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 Attached Exhibit "A"

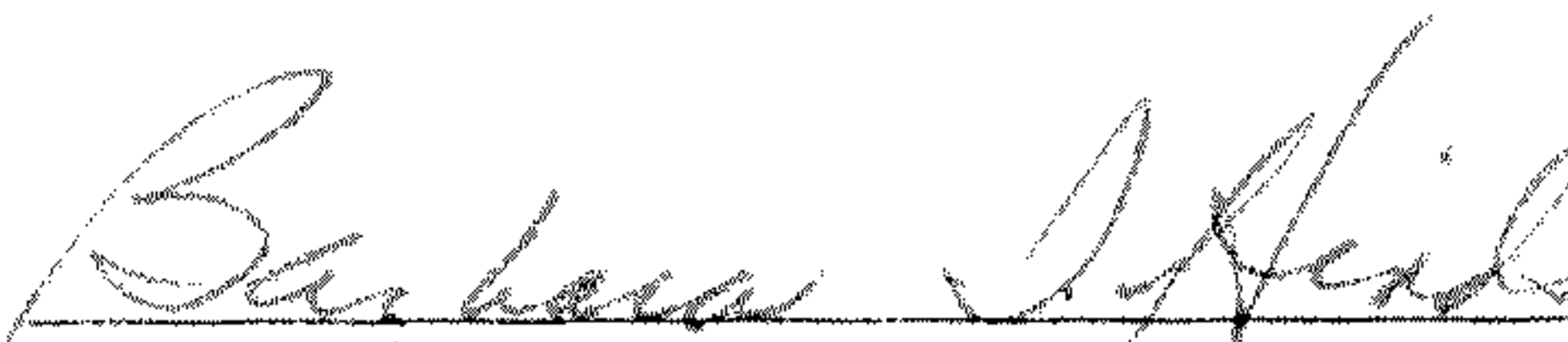
Subject to current taxes, easements, restrictions and liens of record.

Note: The grantor herein, Barbara T. Hinds, is the surviving grantee in that certain deed recorded
in Instrument No. 2001 -- 15286. The other grantee, Marlin Cox Hinds, having died on or about
3/7/2014.

TO HAVE AND TO 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 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 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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 4th
day of February, 2016.

 (Seal)
Barbara T. Hinds

_____(Seal)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Barbara T. Hinds, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to
me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, A.D. 2016

My Commission Expires: 4/21/16

Notary Public: William H. Halbrooks

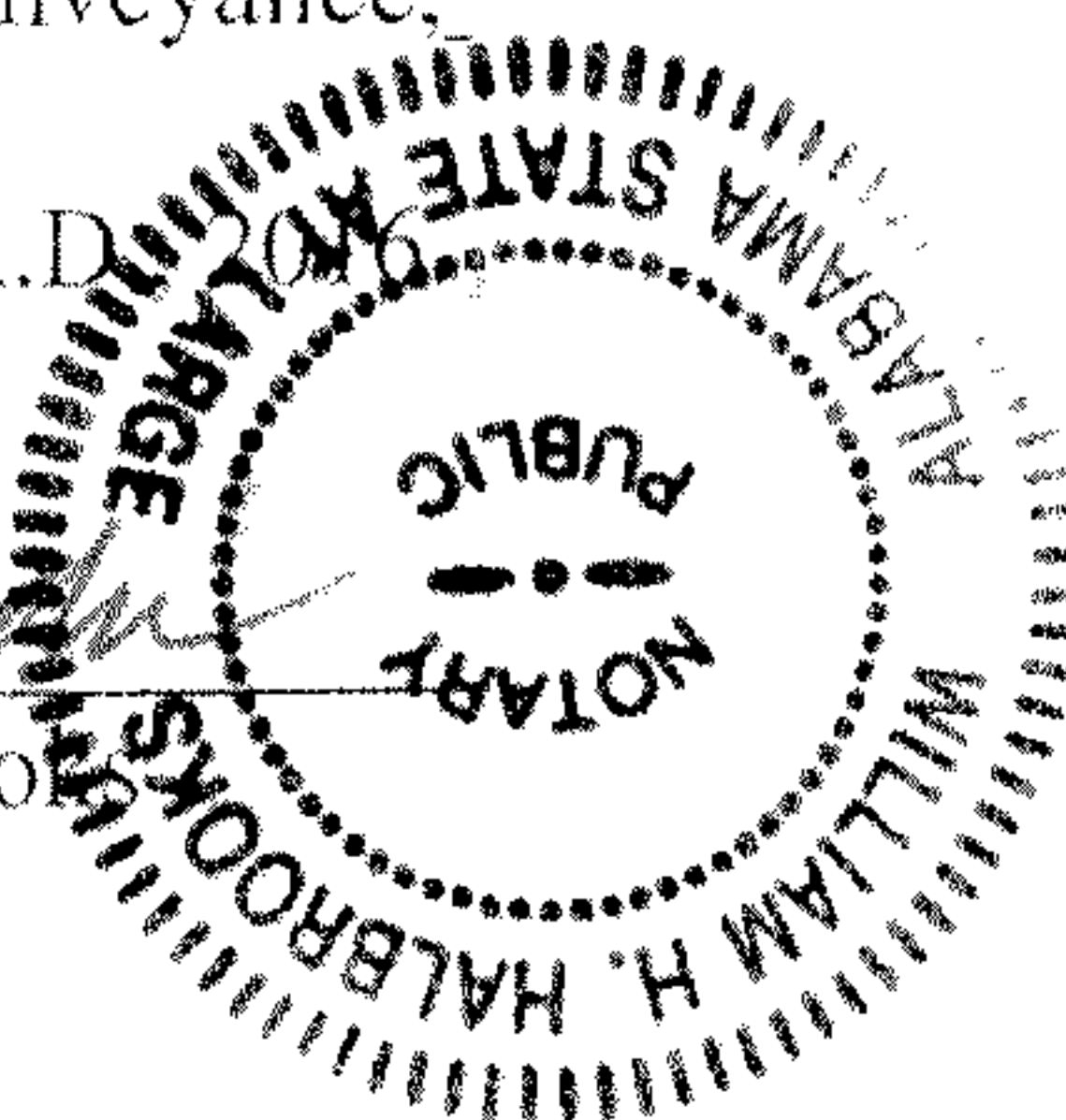


EXHIBIT "A" - LEGAL DESCRIPTION

Lot 1043, according to the Map of Highland Lakes, 10th Sector, Phase 1, and Eddleman Community, as recorded in Map Book 26, page 27, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument 1994-07111 and amended in Instrument 1996-17543 and Instrument 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Highland Lakes, a Residential Subdivision, 10th Sector, Phase 1 recorded as Instrument 1999-43196, in the Probate Office of Shelby County, Alabama, (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2016 10:27:26 AM
\$392.00 CHERRY
20160205000037510

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.