

This instrument prepared by

(Name) William H. Halbrooks

8163

(Address) 2117 Magnolia Avenue

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Nine Hundred and no/100 -----Dollars

to the undersigned grantor, William J. Acton Construction Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Kenneth B. Spencer and wife, Nancy B. Spencer

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit;

Lot 9, Block 5, according to the survey of Southwind, Second
Sector, recorded in Map Book 6, Page 106, in the Probate
Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 5 foot easement on rear as shown by
recorded map.
3. Right of way to Alabama Power Company recorded in Volume 302, Page
78, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Misc. Volume 16, Page 673, and Misc. Volume
17, Page 397, in said Probate Office.
5. Agreement to Alabama Power Company recorded in Misc. Volume 17,
Page 394, in said Probate Office.

\$48,350.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

19780324000036580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/24/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
RECORDED
1978 MAR 24 AM 8:40

Rec. 1.50
Ind. 1.00
2.50

TO HAVE AND TO HOLD, To the said GRANTEES 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, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of February 19 78

ATTEST:

WILLIAM J. ACTON CONSTRUCTION INC.

By William J. Acton President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
RECORDED
1978 FEB 27 AM 9:40

Rec. 3.00
Ind. 1.50
4.50
Security 375.76

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that
whose name as President of William J. Acton
a corporation, 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, he, as such grantor and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 17th day of February, 1978

William H. Halbrooks
Notary Public

Corley + Halbrooks