

This instrument was prepared by

(Name).....WILLIAM J. WYNN, ATTORNEY AT LAW.....559

(Address).....3400 MONTGOMERY HIGHWAY, PELHAM, ALABAMA 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Eight Thousand Two Hundred Nineteen and 25/100-----DOLLARS (\$52,719.25 of the above consideration being in the form of a mortgage assumed).

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MITCHELL JAY SPANEL and wife, SHERRY C. SPANEL,

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES L. KNIGHT and wife, DEBORAH B. KNIGHT,

(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 4-A according to resurvey of Lots 3 and 4, Block 2, Fernwood Fourth Sector, as recorded in Map Book 7, Page 160, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Building setback lines, utility easements, transmission line permits and rights-of-way of record.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 48, Page 461 in Probate Office.
4. Restrictions, conditions and covenants of record.
5. Mortgage to Molton, Allen & Williams, Inc., recorded in Mortgage Book 401, Page 112 in the Probate Office of Shelby County, Alabama, which Grantees assume and agree to pay.

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Shelby Cnty Judge of Probate, AL
05/21/1980 00:00:00 FILED/CERTIFIED

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 contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 19th day of May 1980

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 MAY 21 AM 8:44

MITCHELL JAY SPANEL
SHERRY C. SPANEL

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MITCHELL JAY SPANEL and wife, SHERRY C. SPANEL, whose name S 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 19th day of May A. D., 1980.

Notary Public.