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This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 5512 OLD MONTGOMERY HIGHWAY  
ACMEWOOD, ALABAMA 35208

Send tax notice to:  
Sidney A. Spencer  
6500 Quail Run Drive  
Helena, AL 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$31,342.00)

That in consideration of Thirty one thousand three hundred forty two and no/100 DOLLARS and the assumption of the mortgage recorded in Mortgage Book 389, page 13, in the Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

K. Mohan Reddy and wife, K. Sujatha Reddy  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Sidney A. Spencer and Frances M. Spencer

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 62, according to the survey of Quail Run as recorded in Map Book 7 page 22 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1984.  
Mineral and mining rights excepted.

Subject to easements, restrictions, building lines, transmission line permit to Alabama Power Company and agreement with Alabama Power Company of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 12 day of March, 19 84

WITNESSES: Wain R. Greaves STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED K. Mohan Reddy (Seal)

Deed TAX 31.50 Ric 1.50 Jud 1.00 1984 MAR 20 AM 10:18 K. Sujatha Reddy (Seal)

Georgia 34.00 Jud 2.50 Jud 1.00 3.50 Re-Recorded 1984 DEC 27 AM 11:04 (Seal)

General Acknowledgment  
I, the undersigned, a Notary Public in and for said County, Shelby State, hereby certify that K. Mohan Reddy and wife, K. Sujatha Reddy 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 12 day of March A. D., 19 84  
My commission expires: Notary Public, Laurens County, Georgia  
My Commission Expires May 30, 1987 Michelle O'Neil Notary Public

BOOK 012 PAGE 652  
BOOK 354 PAGE 148

