

SEND TAX NOTICE TO: *gdd*

(Name) Michael H. Spink  
(Address) 1702 Native Dancer Drive  
Helena, Alabama 35080

This instrument was prepared by

(Name) Porterfield, Harper & Mills, P.A.  
(Address) #2 Office Park Circle, Suite 1  
Birmingham, Alabama 35223

Form 1-13 Rev. 5/92  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

(\$102,450.00)

That in consideration of One hundred two thousand four hundred fifty and no/100 ----- DOLLARS

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

Jeffrey A. Ford and wife, Wanda M. Ford

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

Michael H. Spink and wife, Pamela M. Spink

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 50, according to the Survey of Dearing Downs, Sixth Addition, Phase I as recorded in Map Book 10, Page 78 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to ad valorem taxes; all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

\$100,582.00 of the total consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 346 PAGE 350

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN -6 AM 9:14

*Shirley Bonner*  
JUDGE OF PROBATE

1. Doc. Tax	2.00
2. Mfg. Tax	0.00
3. R. & L. Tax	3.58
4. In	0.00
5. No	0.00
6. C. & L. Tax	1.00
Total	8.58

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, we have hereunto set OUT hand(s) and seal(s), this 25<sup>th</sup>

day of January, 19 91.

WITNESS:

Shirley Bonner (Seal)

Shirley Bonner (Seal)

STATE OF ALABAMA }  
Chesterfield COUNTY }

Jeffrey A. Ford (Seal)

Wanda M. Ford (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey A. Ford and wife, Wanda M. Ford whose name is 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 both executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of January, A.D. 19 91

My Commission Expires: 3/7/93

Shirley Bonner (Seal)