

SEND TAX NOTICE TO:

(Name) David Teer  
Ronda L. Teer  
 (Address) 1241 Falling Star Lane  
Alabaster, AL 35007

This instrument was prepared by

(Name) Stewart-Davis, P.C.  
3800 Colonnade Parkway, Suite 650  
 (Address) Birmingham, AL 35243

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Three Thousand Seven Hundred and 00/100 DOLLARS

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

Jack N. Spinks, a married man

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

David Teer and Ronda L. Teer

(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 4, in Block 1, according to the survey of Navajo Hills, First Sector, as recorded in Map Book 5, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1995 which are a lien but are not due and payable until October 1, 1995.

Existing easements, restrictions, set-back lines, limitations, of record.

The property conveyed is not the homestead of the grantor or his spouse

\$88,000.00 of the consideration was paid from the proceeds of mortgage loan closed simultaneously herewith.

02/14/1995-03950  
 08:34 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
 001 REL 14.50

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 have hereunto set my hand(s) and seal(s), this 3rd

day of February, 19 95.

WITNESS:

(Seal)

Jack N. Spinks (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Jack N. Spinks

whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd

MY COMMISSION EXPIRES OCTOBER 27, 1997

day of February, A.D., 19 95

Christopher P. M... ..

Notary Public

Inst # 1995-03950