

This instrument was prepared by  
(Name) Clayton T. Sweeney, Attorney  
2700 Hwy 280E, Suite 290E  
(Address) Birmingham, AL 35223

Blake Scott Spruiell  
Send Tax Notice To: Kimberly K. Spruiell  
name  
906 7th Avenue N.W.  
address  
Alabaster, AL 35007

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

STATE OF ALABAMA  
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of One Hundred Three Thousand Five Hundred and No/100's DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Thomas E. Reagan and wife, Brenda K. Reagan  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Blake Scott Spruiell and Kimberly K. Spruiell  
(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 65, according to the Survey of Hamlet, 7th Sector, as recorded in  
Map Book 9, Page 120, in the Probate Office of Shelby County, Alabama.

Subject to:  
Ad valorem taxes for 1995 and subsequent years not yet due and payable  
until October 1, 1995.  
Existing covenants and restrictions, easements, building lines and limitations  
of record.

\$98,300.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously herewith.  
Inst # 1995-10752

04/25/1995-10752  
02:44 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
16.50

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 grantee 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 our hand(s) and seal(s), this 10th  
day of March, 1995

WITNESS:  
X [Signature] (Seal)  
X [Signature] (Seal)  
X [Signature] (Seal)  
Thomas E. Reagan (Seal)  
Brenda K. Reagan (Seal)

STATE OF ALABAMA Kansas  
John COUNTY  
the undersigned, a Notary Public in and for said County, in said State,  
do hereby certify that Thomas E. Reagan  
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.

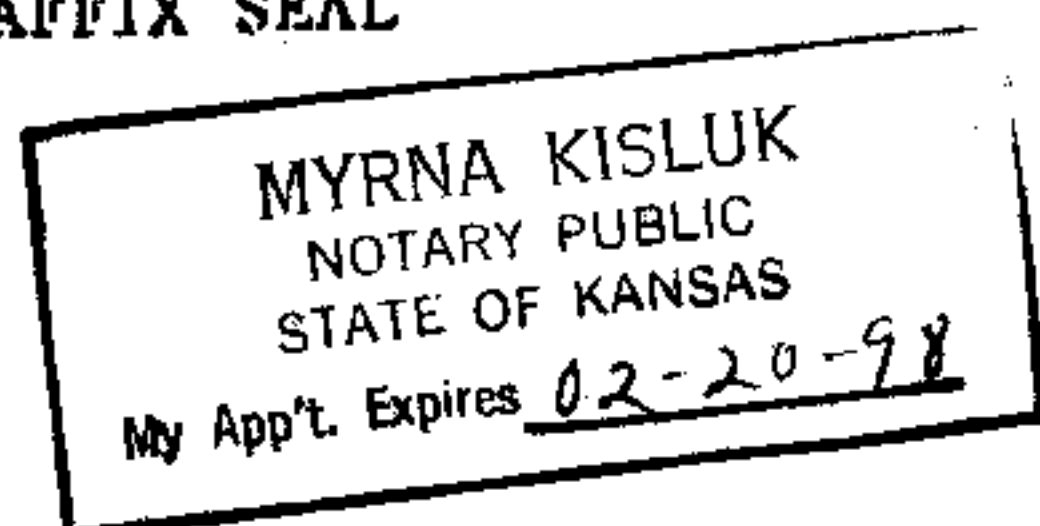
Given under my hand and official seal this 10th day of March, A.D., 1995  
My commission expires 02-20-98  
MYRNA KISLUK  
STATE OF KANSAS  
AFFIX SEAL  
Notary Public.

State of Kansas  
County of Johnson

I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Brenda K. Reagen, whose name(a) is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this 10<sup>th</sup> day of March, 1995.

AFFIX SEAL



Myrna Kisluk  
Notary Public  
My commission expires: 02-20-98

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