

This instrument is being re-recorded to reflect the marital status of the Grantor Amber J. Covington Spruell and to correct the absence of Amber J. Covington Spruell within the notary acknowledgement. Amber J. Covington Spruell is a married woman and the deed should read "Richard H. Spruell and Amber J. Covington Spruell, husband and wife."

Send tax notice to:  
Nadine Haught and Keegan Ward  
193 Rossburg Drive  
Calera, AL 35040  
BHM1901036

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

20191025000392890  
State of Alabama 10/25/2019 08:46:41 AM  
County of Shelby CORDEED 1/2

20190904000326140  
09/04/2019 02:53:02 PM  
DEEDS 1/2

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Three Thousand and 00/100 Dollars (\$153,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Richard H. Spruell and Amber J. Covington Spruell, a married man, whose mailing address is: 113 grove hill Dr Alabaster 35007** (hereinafter referred to as "Grantors"), by **Nadine Elizabeth Haught and Keegan Chase Ward** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto 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 Rossburg, Sector II, as recorded in Map Book 36, Page 38, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$145,150.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Richard H. Spruell have hereunto set their signatures and seals on August 30, 2019.

*Richard H. Spruell*  
Richard H. Spruell

*Amber J. Covington Spruell*  
Amber J. Covington Spruell

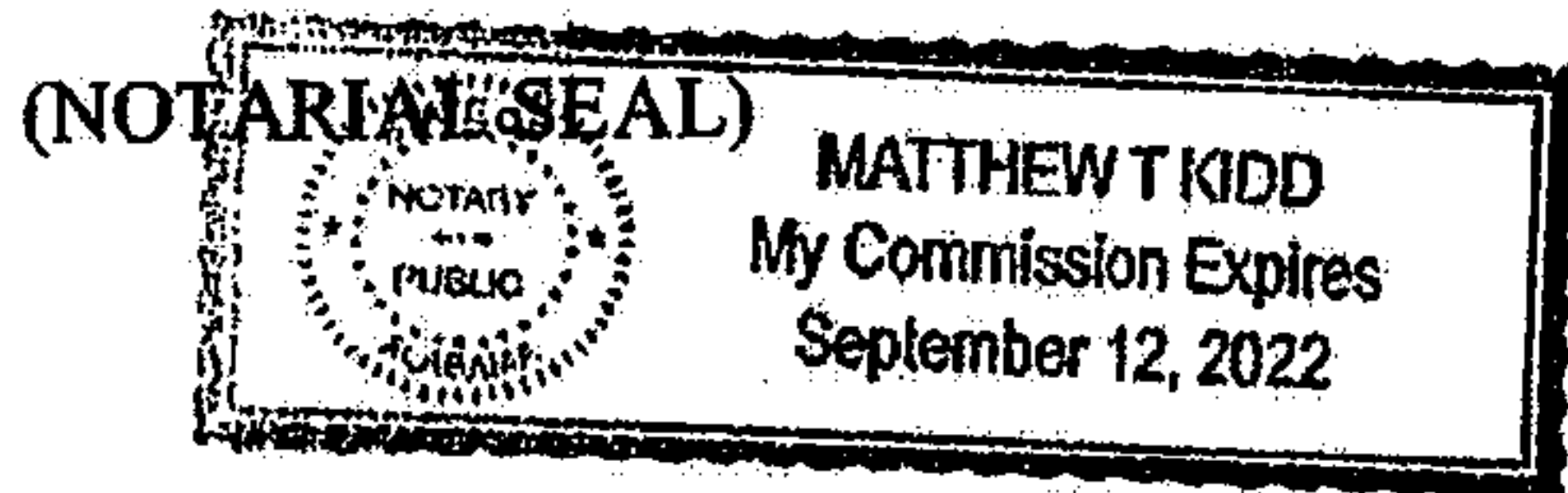
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that <sup>\*and Amber J. Covington Spru</sup> Richard H. Spruell, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of August 2019.

*Matthew T Kidd*

Notary Public  
Print Name: Matthew T Kidd  
Commission Expires: 9-12-22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/25/2019 08:46:41 AM  
\$26.00 CHERRY  
20191025000392890

*Allie S. Beyl*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/04/2019 02:53:02 PM  
\$33.00 CHERRY  
20190904000326140

*Allie S. Beyl*