

This instrument was prepared by

(Name) First Real Estate Corporation of Alabama

(Address) P. O. Box 371, Pelham, Alabama 35124

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

7655

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and No/100-----DOLLARS
and love and consideration and assumption of the herein described mortgage.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Michael Julian Spann, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Barbara Jean Spann

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 11 Block 2 according to Survey of Green Valley, as recorded in Map
Book 5 page 94 in Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

And as further consideration, the Grantees herein, hereby expressly
assume and promise to pay that certain indebtedness secured by that
certain mortgage in favor of Johnson-Rast and Hays Company dated
14th July, 1973, and recorded in Mortgage Book 331 page 782 Securing
Principal sum of \$23,300.00, in the Probate Office of Shelby County,
Alabama, according to the terms and conditions of said mortgage and
the indebtedness secured thereby.

Subject to all covenants, restrictions, conditions, limitations, rights
of way and easements of record.



19740815000040320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/15/1974 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 AUG 15 AM 8:13
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Clerk of Probate

BOOK 288 PAGE 305

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this
day of August, 1974.

(Seal)

Michael Julian Spann

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Michael Julian Spann, an unmarried man
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 August day of August, A. D., 1974

Raymond M. ...

Notary Public