

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 1933 Montgomery Highway

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

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

19800506000050680 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/06/1980 00:00:00 FILED/CERTIFIED

That in consideration of Fourteen Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James E. Uptain and wife, Joyce Uptain

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

Michael J. Spanos

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

Lot 31 according to the survey of Portsouth, First Sector, as recorded in Map Book 6, page 22, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc., recorded in Vol. 352, page 244, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

And K(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~our~~ (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 hands(s) and seal(s), this 30th day of April, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 MAY -6 AM 8:45 (Seal)

James E. Uptain (Seal)

Joyce Uptain (Seal)
Joyce Uptain

STATE OF ALABAMA }
Jefferson COUNTY }

Deed 14.00
Recy. 1.50
Ind. 1.00
16.50

General Acknowledgment

I, the undersigned, hereby certify that James E. Uptain and wife, Joyce Uptain, whose name S 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 1980

Notary Public

Carley v. Monahan