

This instrument was prepared by

(Name) Michael L. Tucker, Attorney 523
(Address) 1033 Frank Nelson Bldg., Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
02/17/1981 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIX THOUSAND DOLLARS, and the assumption of the existing mortgage to Real Estate Financing, Inc., in the amount of \$56,615.80, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Raymond Randall Spann and wife, Sandra Spann

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

William W. Dearman

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

Lot 5, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7, Page 152, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the year 1981, which said taxes are not due and payable until October 1, 1981.
2. Any lien, for services, labor or material heretofore or hereafter furnished not shown on the public records.
3. Encroachments, variation in area or in measurements, boundary line disputes, roadways, and matters not of record, including lack of access, which would be disclosed by an accurate survey and inspection of the property.
4. Right of way in favor of Alabama Power Co. and South Central Bell as shown in Deed Volume 321, Page 911.
5. The assumption of mortgage executed by Raymond Randall Spann and wife, Sandra Spann, to Real Estate Financing, Inc., in the amount of \$56,615.80, dated January 31, 1980, and recorded in Mortgage Book 400, Page 403, and transferred and assigned to Federal National Mortgage Association by instrument recorded in Book 34, Page 905.

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, we have hereunto set our hands(s) and seal(s), this 28th day of January, 1981.

Deed TAX 6.00
Dec 1.50
Ind 1.00
8.50 1981 FEB 17 PM 3:34

Raymond Randall Spann
Sandra Spann

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Michael L. Tucker, a Notary Public in and for said County, in said State, hereby certify that Raymond Randall Spann and wife Sandra Spann whose name 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 28 day of January, A. D., 1981.

708 Halbridge Drive
Mayfield, Ala 35114

Michael L. Tucker
Notary Public