

This instrument was prepared by
 ✓ J. Dan Taylor/Smyer, White,
 Taylor, Evans & Sanders
 2025 Fourth Avenue North
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 V.L. SPURGEON
 3612 CAHABA BEACH ROAD
 BIRMINGHAM, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty One Thousand and 00/100 (\$61,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES MONROE GARDNER and BEVERLY JEAN GARDNER, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto VERLIN LEE SPURGEON and MARTHA J. JOHNSON (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

A Parcel of land located in the NW 1/4 of NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama and more particularly described as follows: Commence at the Northwest corner of NW1/4 of NW1/4 of Section 31, Township 18 South, Range 1 West; thence South along the west line of 1/4-1/4 section, a distance of 660.0 feet to the point of beginning; thence East and parallel to the North line of said 1/4-1/4 section a distance of 132.5 feet; thence South and parallel with the West boundary, a distance of 327.62, thence West and parallel with the South boundary, a distance of 132.5 feet until it intersects Section line; thence North along Section line 327.62 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to all easements, restrictions, and right of ways of record.

\$40,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 15th day of July, 1983.

Deed tax 21.00
 Rec. 1.50
 Sub. 1.00
 23.50

See mtg 433-988
 1983 JUL 21 AM 9:48

James Monroe Gardner
 JAMES MONROE GARDNER
Beverly Jean Gardner
 BEVERLY JEAN GARDNER

STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JAMES MONROE GARDNER and BEVERLY JEAN GARDNER whose names 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 15th day of July, 1983.

J. O. Z. L.
 Notary Public