

This instrument was prepared by

368

Henry C. Spraggins, Jr.
Skylark Drive
Birmingham, AL 35243

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2100 - 16th Avenue, South
(Address) Birmingham, AL 35205



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$94,900.00)

to the undersigned grantor, L & M Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Henry C. Spraggins, Jr. and wife, Ellen C. Spraggins

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 30, according to the Survey of Meadow Brook, 9th Sector,
as recorded in Map Book 8, Page 150, in the Office of the
Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.

\$71,900.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend
the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leo Miskelly
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of July, 19 84.

ATTEST:

L & M HOMES, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

Leo Miskelly

President

STATE OF ALABAMA 1984 JUL 11 AM 9:50
COUNTY OF JEFFERSON

Deed TAX 23.00
Rec 2.50
Jud 1.00
26.50

I, the undersigned, Leo Miskelly
State, hereby certify that Leo Miskelly
whose name as President of L & M Homes, Inc.

a Notary Public in and for said County in said

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the
act of said corporation,

Given under my hand and official seal, this the 5th day of

July 19 84.
Notary Public