

1180

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

This instrument was prepared by  
(Name) Vernon N. Schmitt, Attorney at Law  
(Address) P.O. Box 521 Leeds, Alabama 35094

Form 1-1-27 Rev. 1-66  
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of Sixteen Thousand and No/100— (\$16,000.00) — Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ivan William Spraitzar, a married person, William Stanford Spraitzar and wife, Mary Virginia Spraitzar, by their attorney in fact, Ivan William Spraitzar  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Holly Whitmire

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

Lot 39, according to the survey of Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama.

For further consideration the Grantee herein assumes and agrees to pay that certain mortgage from John Wayne Rogers and Judy L. Rogers to Collateral Investment Company, filed for record 1/10/80 and recorded in Volume 398, page 738 in the Probate Office of Shelby County, Alabama, and transferred to Federal National Mortgage Association by Misc. Volume 34, page 619 in said Probate Office.

The above described real property is not and has never been the homestead of Ivan William Spraitzar or his spouse.

The Power of Attorney executed by the Grantors, William Stanford Spraitzar and wife, Mary Virginia Spraitzar, marked Exhibit "A" is attached hereto and made a part hereof by reference

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 16<sup>th</sup> day of April, 1985

by Mary Virginia Spraitzar (Seal)  
Ivan William Spraitzar (Seal)  
MARY VIRGINIA SPRAITZAR, by Ivan William Spraitzar, Attorney in Fact (Seal)

Ivan William Spraitzar (Seal)  
IVAN WILLIAM SPRAITZAR  
William Stanford Spraitzar (Seal)  
WILLIAM STANFORD SPRAITZAR, by Ivan William Spraitzar, Attorney in Fact  
Ivan William Spraitzar (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

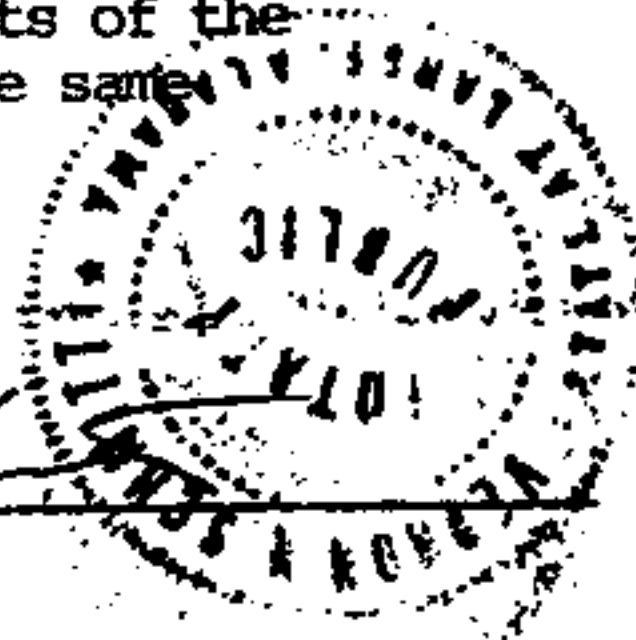
Vernon N. Schmitt, a Notary Public in and for said County, in said State, hereby certify that Ivan William Spraitzar whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this 16<sup>th</sup> day of April, A. D., 1985  
Vernon N. Schmitt  
Notary Public.

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Vernon N. Schmitt, a Notary Public, in and for said County in said State, hereby certify that Ivan William Spraitzar whose name as Attorney in Fact for William Stanford Spraitzar 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 16<sup>th</sup> day of April, 1985.

  
Notary Public

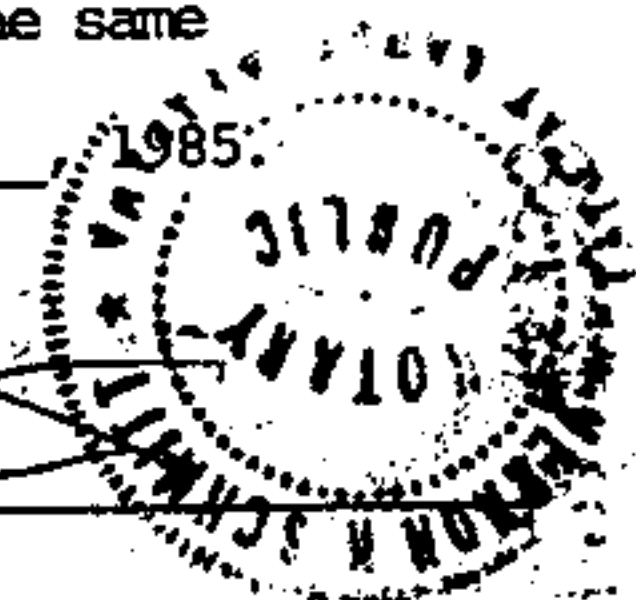


STATE OF ALABAMA  
JEFFERSON COUNTY

I, Vernon N. Schmitt, a Notary Public, in and for said County in said State, hereby certify that Ivan William Spraitzar whose name as Attorney in Fact for Mary Virginia Spraitzar 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, in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this the 16<sup>th</sup> day of April, 1985.

  
Notary Public



024 739

LAW OFFICES OF  
SCHMITT & CROMER  
LAWYER'S BUILDING  
P. O. BOX 521  
LEEDS, ALABAMA 36084

RETURN TO:

IVAN WILLIAM SPRAITZAR, a married  
person, WILLIAM STANFORD SPRAITZAR  
and wife, MARY VIRGINIA SPRAITZAR,  
by their Attorney in Fact, Ivan  
William Spraitzar  
TO

HOLLY WHITMIRE

## WARRANTY DEED

STATE OF ALABAMA,  
SHELBY County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$

•KNOWN ALL MEN BY THESE PRESENTS•

THAT I, William S. Spraitzar

have constituted, ordained, and made, and in my stead and place put, and by these presents do constitute, ordain, and make, and in my stead and place put I, William Spraitzar to be my true, sufficient, and lawful Attorney for me and my name and stead, and to use, to ask, demand, levy, require, recover and receive of and from all and every person or persons whomsoever the same shall or may concern, all and singular sums of money, debts, goods, wares, merchandise, effects and things whatsoever and wheresoever they shall and may be found due, owing, payable, belonging and coming unto me the constituent by any means whatsoever and, more particularly, to undertake all necessary deed and action in my behalf on the property which we own and which is located in the town of Birmingham, Shelby County, Alabama, and known more specifically as 2513 Single Tree Circle, Block 39, Wagon Trace, Map Book 6, Page 140.

GIVING AND HEREBY GRANTING unto my Attorney full and whole strength, power and authority in and about the premises; and to take and use all due means, course, and process in the law, for the obtaining and recovering of the same, and of recoveries and receipts thereof, and in my name to make seal and execute due acquittance and discharge; and for the premises to appear, and the person of me the constituent to represent before any governor, judges, justices, officers and ministers of the law whatsoever in any court or courts of judicature, and there on my behalf, to answer, defend and reply unto all actions, causes, matters, and things whatsoever relating to the premises. Also to submit any matter in dispute to arbitration or otherwise. And generally to say, do act, transact, determine, accomplish and finish all matters and things whatsoever, relating to the premises as fully, amply and effectually, to all intents and purposes, as I the said constituent, if present, ought or might personally, although the matter should require more special authority than is hereby comprised, I the said constituent ratifying, allowing and holding firm and valid, all and whatsoever he, the said Attorney, in my behalf, shall lawfully do, or cause to be done, in and about the premises, by virtue of these presents.

024 MAY 740  
BOOK

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
4th day of April in the year of our Lord one thousand  
nine hundred and eighty-five,

WITNESS:

Clare L. Timothy  
Mary Ann Page

William A. Spraitzer

STATE OF PENNSYLVANIA

General Acknowledgment

DAUPHIN COUNTY

I, the undersigned, a Notary Public in and for the said County,  
in the said State, hereby certify that WILLIAM S. SPRAITZAR,  
whose name is signed to the foregoing conveyance, and who is  
known to me, acknowledged before me this day, that, being in-  
formed of the contents of the conveyance, has executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of  
April A.D., 1985.

Lois W. Vanderscott

My commission expires \_\_\_\_\_

Lois W. Vanderscott, Notary Public  
My Commission Expires March 12, 1988  
Swatara Township Dauphin County

024 PAGE 741

BOOK

• KNOWN ALL MEN BY THESE PRESENTS •

THAT I, Mary V. Spraitzar

have constituted, ordained, and made, and in my stead and place put, and by these presents do constitute, ordain and make, and in my stead and place put I. William Spraitzar to be my true, sufficient, and lawful Attorney for me and my name and stead, and to use, to ask, demand, levy, require, recover and receive of and from all and every person or persons whomsoever the same shall or may concern, all and singular sums of money, debts, goods, wares, merchandise, effects and things whatsoever and wheresover they shall and may be found due, owing, payable, belonging and coming unto me the constituent by any means whatsoever and, more particularly, to undertake all necessary deed and action in my behalf on the property which we own and which is located in the town of Birmingham, Shelby County, Alabama, and known more specifically as 2513 Single Tree Circle, Block 39, Wagon Trace, Map Book 6, Page 140.

GIVING AND HEREBY GRANTING unto my Attorney full and whole strength, power and authority in and about the premises; and to take and use all due means, course, and process in the law, for the obtaining and recovering of the same, and of recoveries and receipts thereof, and in my name to make seal and execute due acquittance and discharge; and for the premises to appear, and the person of me the constituent to represent before any government, judges, justices, officers and ministers of the law whatsoever in any court or courts of judicature, and there on my behalf, to answer, defend and reply unto all actions causes, matters and things whatsoever relating to the premises. Also to submit any matter in dispute to arbitration or otherwise. And generally to say, to act, transact, determine, accomplish and finish all matters and things whatsoever, relating to the premises, as I the said constituent, if present, ought or might personally, although the matter should require more special authority than is hereby comprised, I the said constituent ratifying, allowing and holding firm and vaild, all and whatsoever her, the said Attorney, in my behalf, shall lawfully do, or cause to be done, in and about the premises by virtue of these presents.

271 624 712

IN WITNESS WHEREOF, I have hereunto set my hand and seal this  
12th day of April in the year of our Lord one thousand nine  
hundred and eighty-five.

WITNESS:

William L. Spritzer  
Thomas J. [unclear]

Mary V. Spritzer

STATE OF PENNSYLVANIA

General Acknowledgment

CUMBERLAND COUNTY

I, the undersigned, a Notary Public in and for said County,  
in the said State, hereby certify that MARY V. SPRAITZAR,  
whose name is signed to the foregoing conveyance, and who is  
known to me, acknowledged before me this day, that, being in-  
formed of the contents of the conveyance, has executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of  
April, A.D., 1985.

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

1985 APR 22 PM 1:53

Thomas A. [unclear]  
JUDGE OF PROBATE

Julie D. Morton  
NOTARY PUBLIC  
MY COMMISSION EXPIRES MAY 9, 1988  
My Commission Expires May 9, 1988

Need tax - 16.00  
15.00  
9.00  
33.00