

(Name) Mr. and Mrs. Steven R. Speir
3505 Cheshire Drive
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) William A. Jackson, Attorney
#1 Independence Plaza, Suite 508
(Address) Birmingham, Alabama 35209

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Eight Thousand and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Albert E. Williams, Jr. and wife, Mary Lou Williams
and Charles E. Carper, III and wife, Nancy O. Carper
(herein referred to as grantors) do grant, bargain, sell and convey unto
Steven R. Speir and wife, Donna C. Speir

(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 67, according to the Survey of Meadow Brook,
Fifth Sector, First Phase, as recorded in Map
Book 8, Page 109, in the Office of the Judge of
Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$95,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously
herewith.

RECORDING FEES

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT NO. 107
1985 JUL -8 AM 11:29
Thomas W. Williams, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	_____
Deed Tax		<u>3300</u>
Mineral Tax		_____
Recording Fee		<u>250</u>
Index Fee		<u>300</u>
TOTAL	\$	<u>38.50</u>

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 2nd
day of July, 19 85

WITNESS:

Albert E. Williams, Jr. (Seal)
Albert E. Williams, Jr.
Charles E. Carper, III (Seal)
Charles E. Carper, III

Mary Lou Williams (Seal)
Mary Lou Williams
Nancy O. Carper (Seal)
Nancy O. Carper

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Albert E. Williams, Jr. and wife, Mary Lou Williams and Charles E. Carper, III
and wife, Nancy O. Carper,
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 2nd day of July, A.D., 19 85.

Betty Shady Rutman
Betty Shady Rutman
2/1/88 Notary Public.