

Send tax notice to:  
Charles A. Speir, Jr.  
5133 Stratford Road  
Birmingham, AL 35243

This instrument was prepared by

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(Name) LARRY L. HALCOMB  
ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMESWOOD, ALABAMA 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty-one thousand and no/100 (\$ 141,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles A. Speir, Jr. and Lauren R. 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 4, according to the Survey of Meadow Brook 13th Sector, as recorded in Map Book 9, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1985.

Subject to restrictions, building lines, easements, rights of way and agreement with Alabama Power Company of record.

\$ 100,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 29th day of July, 19 85

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

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Joe Curtis Turpin, Jr. (Seal)  
Shirley A. Turpin (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Joe Curtis Turpin, Jr. and wife, Shirley A. Turpin whose name s 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 29th day of July, A. D. 19 85