

This instrument was prepared by

(Name) ✓ Daniel M. Spitler 877  
Attorney at Law  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124



This Form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd. P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

**WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTY THOUSAND NINE HUNDRED AND NO/100 (\$70,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JAMES R. A. DRUM and wife, SUSAN O'MARA DRUM

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JEFFERY L. SPIVEY, an unmarried man

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

Lot 20, Block 2, according to the Survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107 in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

- 35 foot building line as shown by recorded map.
- 7.5 foot easement rear, north, and south, as shown by recorded map.
- Right of Way to Alabama Power Company as recorded in Vol. 277, page 640 in the Probate Office of Shelby County, Alabama.
- Mineral and mining rights and rights incident thereto as recorded in Real 7, page 112 in the Probate Office of Shelby County, Alabama.
- \$67,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th  
day of November, 19 85

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 NOV 14 PM 1:01  
JUDGE OF PROBATE

James R. A. Drum (SEAL)  
James R. A. Drum  
Susan O'Mara Drum (SEAL)  
Susan O'Mara Drum

STATE OF ALABAMA }  
SHELBY COUNTY }

**General Acknowledgment**

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that James R. A. Drum and wife, Susan O'Mara Drum

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 7th day of November

David J. Bell  
Notary Public  
SHELBY COUNTY ALABAMA  
A.D. 1985