

1070
SEND TAX NOTICE TO
Innis Dale Spindle
1312 Shawnee Circle
Alabaster, AL 35007

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand Nine Hundred and 00/100----- DOLLARS

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

James D. Mason d/b/a Mason Construction Company

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

Innis Dale Spindle and Sandra Lynn Spindle

(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 10, according to the Survey of Navajo Hills, 8th Sector, as recorded in Map Book 9 page 94 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.

\$73,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 FEB 20 PM 1:21
Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 15.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1850

BOOK 061 PAGE 548

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, I have hereunto set my hand(s) and seal(s), this 7th day of February, 1986

WITNESS:

(Seal)

(Seal)

(Seal)

James D. Mason (Seal)
James D. Mason d/b/a Mason Construction
Company (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

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

Given under my hand and official seal this 7th day of February A. D., 1986

Lamar Ham

[Signature]
Notary Public.