

2008

SEND TAX NOTICE TO:

(Name) HAVENWOOD PARK, INC.
 6102 Valley Station Road
 (Address) Helena, Alabama 35080

This instrument was prepared by

(Name) THERESA ANNE TKACIK(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY-SEVEN THOUSAND, FIVE-HUNDRED DOLALRS AND NO/100's-----

to the undersigned grantor, HAVENWOOD PARK, INC. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

ROGER D. SPEAR, and wife BONNIE A. SPEAR
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY COUNTY,
ALABAMA;

Lot 9, Block 3, according to the survey of Havenwood Park, Second Sector as recorded in
 Map Book 10, Page 47, in the Probate Office of Shelby County, Alabama; being situated in
 Shelby County, Alabama.

Minerals and mining rights excepted.

Building setback line of 150 feet reserved from Hillandell Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the North and Southeast sides.

Restrictions, covenants, and conditions as set out in instrument recorded in Real 96, Page 870, in the Probate Office.

Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 102, Page 53 in the Probate Office.

BOOK 102 PAGE 218

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, EMMETT W. CLOUD
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of OCTOBER 1986

ATTEST

HAVENWOOD PARK, INC.

Jack N. Hammon
 STATE OF ALABAMA
 COUNTY OF SHELBY

By

Emmett W. Cloud
 President

STATE OF ALABAMA
COUNTY OF SHELBY

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

1986 NOV 26 AM 8:06

1. Deed Tax \$ 37.50

2. Mtg. Tax

3. Recording Fee 2.504. Indexing Fee 1.00

TOTAL a Notary Public in and for said County in said

\$71.00

I, THE UNDERSIGNED

State, hereby certify that

whose name as

a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the

29thday of OCTOBER1986

Cahaba Title

My Commission Expires September 9, 1989

Notary Public