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SEND TAX NOTICE TO:

(Name) Michael J. & Kathryn F. Spann
 (Address) 4913 Mountain View Parkway
Birmingham, Alabama 35244

This instrument was prepared by

(Name) Porterfield, Scholl, Bainbridge, Mims & Harper
#2 Office Park Circle / P.O. Box 7688-A
 (Address) Birmingham, Alabama 35253

Form 1-1-5 Rev. 5/82 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Nine Thousand Five Hundred DOLLARS

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

RONALD T. AASLAND and wife, NANCY L. AASLAND,

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

MICHAEL J. SPANN and wife, KATHRYN F. SPANN,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3, Block 1, according to the map and survey of Gross Addition to Altadena South 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to all easements, restrictive covenants, reservations and rights of way appearing of record affecting the property.

\$40,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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book

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 AUG -4 PM 1:26
Thomas A. Bowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 69.50
 2. Mtg. Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 73.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 31st

day of July, 1987.

WITNESS:

Ronald T. Aasland (Seal)
Nancy L. Aasland (Seal)
 (Nancy L. Aasland) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald T. Aasland and wife, Nancy L. Aasland, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July A. D. 1987

B. R.