

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: Lola D. Castleberry  
3411 Wildewood Drive, Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

1826  
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty-five thousand nine hundred and no/100 -----(\$65,900.00)  
to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt  
of which is hereby acknowledged, I(We),

Ben Spivey, a single man  
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey  
unto,

Lola D. Castleberry, an unmarried woman  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the  
following described real estate situated in Shelby, Alabama, to-wit:

Lot 6, Block 1, according to the amended map of Wildwood Village, as  
recorded in Map Book 8, Page 3, in the Probate Office of Shelby County,  
Alabama.

Subject to restrictions as recorded in Misc. Volume 35, Page 310 and Misc. Volume 34, Page 521.

Building lines, right of ways, and easements as depicted in Map Book 8, Page 3.

Easements, Right of ways and building lines as depicted on that survey of Laurence  
D. Weygand, Reg No. 10373 dated July 30, 1985.

- BOOK 196 PAGE 232
- (1) Subject to property taxes for the current year.
  - (2) Subject to easements, restrictions, covenants and conditions, if any.
  - (3) Subject to mineral and mining rights.

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 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 17th  
day of June, 1988.

1. Doc. Tax \$ 66.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 69.50

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 26 PM 2:11

JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF SHELBY

Ben Spivey (SEAL)

(SEAL)

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Ben Spivey, a single man whose name(s) 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 foregoing conveyance, he  
executed the same voluntarily on the day the same bears date.

Given under my hand this 17th day of June, 1988.

My Commission Expires: 11-19-90

Notary Public