

This instrument was prepared by:  
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW  
(Address) 2100 11th Avenue North  
Birmingham, AL 35234

Send Tax Notice to:  
(Name) Joseph A. & Angela A. Piazza  
(Address) 6500 Quail Run DR.  
Helena, AL 35080

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,** (\$118,500.00)

That in consideration of One Hundred Eighteen Thousand Five Hundred & no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sidney A. Spencer and wife, Frances M. Spencer

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph A. Piazza and wife, Angela A. Piazza

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 62, according to the survey of Quail Run as recorded in Map Book 7 Page 22 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

**SUBJECT TO:**

1. Taxes for the year 1988 which are a lien but not yet due and payable until October 1, 1988.
  2. Building setback line of 35 feet reserved from Quail Run Drive as shown by plat.
  3. Public utility easements as shown by recorded plat, including 10 feet on the Northerly and Westerly sides.
  4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 22, page 638 in Probate Office.
  5. Transmission Line Permit to Alabama Power Co. as shown by instrument recorded in Deed Bk 101, p 523 and Deed Bk 216, p 103 in Probate Office.
  6. Agreement with Alabama Power Co. as to underground cables recorded in Deed Bk 310, p 582 and Misc. Bk 22, p 834 and covenants pertaining there-to recorded in Misc. Bk 22, page 841 in Probate Office.
- Mineral and mining rights as set out in Deed Book 121, page 294 in Probate Office.

BOOK 198 PAGE 10

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 AUG -5 AM 10:22

Thomas C. Snowden, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 118.50  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 122.00

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And ~~we~~ do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of August, 19 88.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Sidney A. Spencer (Seal)  
SIDNEY A. SPENCER  
Frances M. Spencer (Seal)  
FRANCES M. SPENCER

STATE OF ALABAMA }  
JEFFERSON COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney A. Spencer and wife, Frances M. Spencer 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August A.D., 19 88

10/31/91

Alaine G. Hughes  
Notary Public