

This deed was prepared without the benefit of title examination or survey.

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Send Tax Notice to:

Name Walter Calvin Spain

Address 4551 Hillcrest Rd.

B'ham. AL. 35224

Zip

This instrument was prepared by

(Name) Paul L. Spain, Attorney At Law

(Address) 1129 Forestdale Blvd., Birmingham, AL. 35214

WARRANTY DEED

STATE OF ALABAMA

Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS: 10000.00

That in consideration of One and no/100----- Dollars

and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

William Walter Spain, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Walter Calvin Spain and Nellie Beatrice Anderson

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

The NW 1/4 of the SE 1/4, Section 15, Township 20, Range 1 West, Shelby County, Alabama, less and except one acre in the Southeast corner thereof.

Subject to:

1. Advalorem taxes due and payable October 1, 1988.
2. Easements, exceptions, reservations and restrictions of record, if any.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th

day of February, 1988

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

Doc. Tax \$ 16.00 DEC 29 AM 11:06

Mig. Tax 2.50 JUDGE OF PROBATE

Int. Tax 1.00

TOTL 19.50

STATE OF Alabama

Jefferson

COUNTY }

General Acknowledgment

I, the undersigned

in said State, hereby certify that William Walter Spain

a Notary Public in and for said County,

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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February A.D. 19 88

Paul L. Spain
Notary Public