

1077
This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
DENISE D. SPENCER
103A SCOTTSDALE
ALABAMA, AL. 35007

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY ')

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Nineteen Thousand and NO/100 Dollars (\$19,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, William Paul Spencer a UN married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Denise D. Spencer (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38 according to the map and survey of Scottsdale, First Sector, as recorded in Map Book 7, Page 14 in the Probate Office of Shelby County.

SUBJECT TO: Taxes due in the year 1990 and thereafter and easements, restrictions and right-of-ways of record.

The Grantor herein expressly assumes and agrees to pay that certain mortgage executed by William Paul Spencer and Denise D. Spencer to Birmingham Federal Savings & Loan Association recorded in Mortgage Book 379, Page 528.

The entire consideration herein was derived from a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 12 day of March, 1990.

William Paul Spencer (L.S.)

_____(L.S.)

BOOK 282 PAGE 624
Union State Bank
21117 Highway Road

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Jan M. Adams, a Notary Public in and for said County, in said State, hereby certify that William Paul Spencer, an KA married man whose name 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 12th day of March, 1990.

Jan M. Adams
Notary Public

My Commission Expires June 23, 1990

BOOK 282 PAGE 625

NO TAX COLLECTED

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

90 MAR 16 PM 1:04

[Signature]
JUDGE OF PROBATE

1. Deed Tax	—	\$	—
2. Mtg. Tax	—	\$	—
3. Recording Fee	—	\$	5.00
4. Indexing Fee	—	\$	3.00
5. No Tax Fee	—	\$	7.00
6. Certified Fee	—	\$	7.00
Total	—	\$	10.00