

SEND TAX NOTICE TO:

Van K. Sprayberry
(Name) Joy P. Sprayberry

(Address) 417 Gardner Street
Montevallo, AL 35115

This instrument was prepared by

(Name) Robert R. Sexton, Suite 900

(Address) 2001 Park Place North, Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Four Thousand Seven Hundred and no/100 (\$44,700.00) DOLLARS

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

William D. Murray, a married man, and Kenneth W. Brast, a married man

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

Van K. Sprayberry and Joy P. Sprayberry

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

Shelby County, Alabama to-wit:

Lot 8, according to the Survey of Shaw Villas Phase 2 as recorded in Map Book 14, Page 115 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1991 and subsequent years.
2. 15 ft. general use easement on west side of property as shown on record map.
3. 18 ft. general use easement on east side of property as shown on record map.
4. Restrictions as recorded in Real 299, page 688 and amended in Real 324, page 269.
5. Permit to Alabama Power Company as setforth in Real 291, page 1 and Real 333, page 182.
6. Mineral and mining rights as recorded in Real 90, page 63.

\$45,326.00 of the purchase price recited above was paid from the proceeds of a mortgage loan which closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of either grantor

NO TAX COLLECTED	
1	
2	
3	2.50
4	3.00
5	1.00
6	1.00
Total	7.50

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 the 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, we have hereunto set OUR hand(s) and seal(s), this 13th

day of June, 19 91

WITNESS:

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

91 JUN 17 AM 9:50 (Seal)

(Seal)

STATE OF ALABAMA JUDGE OF PROBATE
Jefferson COUNTY

William D. Murray (Seal)
Kenneth W. Brast (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William D. Murray, a married man, and Kenneth W. Brast, a married man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 1991 A. D., 19