

R93-706

This instrument prepared by:
PADEN & HARRIS
100 CONCOURSE PARKWAY, SUITE 130
BIRMINGHAM, AL 35244

Send Tax Notice To:
DARIN G. SPEASE
207 FOREST PARKWAY
MONTEVALLO, ALABAMA 35115

R93-706

WARRANTY DEED

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Nine Thousand Nine Hundred and 00/100'S ***** to the undersigned GRANTOR, **R & J BUILDING COMPANY, INC.**, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES, the receipt of which is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **DARIN G. SPEASE and KATHY S. SPEASE** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 12, ACCORDING TO THE SURVEY OF PARK FOREST, THIRD SECTOR, AS RECORDED IN MAP BOOK 16, PAGE 101 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.50

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not due and payable until October 1, 1993.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 154, Page 423.
4. Title to minerals underlying captioned lands with mining rights and privileges belonging thereto as reserved in Deed Book 319, page 451 and Deed Book 329, Page 241.
5. Restrictive covenants as recorded in Instrument No. 1992-20200.
6. Thirty-five foot building setback line and seven and one-half utility easement across the North side of lot as shown on recorded map.

\$104,400.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEEES 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 the said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, R & J BUILDING COMPANY, INC., a corporation, by its President, **JAMES RANSOM**, who is authorized to execute this conveyance, has hereto set its signature and seal this 29th day of July, 1993.


R & J BUILDING COMPANY, INC.

BY: 
JAMES RANSOM, PRESIDENT

STATE OF ALABAMA
COUNTY OF 

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **JAMES RANSOM**, whose name as **PRESIDENT of R & J BUILDING COMPANY, INC.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 29th day of July, 1993.


Notary Public
My commission expires: 2/17/96

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