

THIS INSTRUMENT WAS PREPARED BY:

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(205) 426-2020

Send Tax Notice To:
Donald R. Spears
Kelly A. Spears
532 11th Street, NW
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of EIGHTY FIVE THOUSAND FOUR HUNDRED AND NO/100---DOLLARS (\$85,400.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, D. SCOTT BURNETT and wife, DEBRA J. BURNETT, (herein referred to as grantors) grant, bargain, sell and convey unto DON R. SPEARS and wife, KELLY A. SPEARS, (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 3, Block 3, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8, Page 36, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This conveyance is subject to:

1. Any and all advalorem taxes for the year 1994 which constitute a lien but are not due and payable until October 1, 1994.
2. Any and all easements, restrictions, reservations, right of ways, limitations of record.

\$83,244.00 of the above recited consideration was derived from a purchase money mortgage closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey

04/04/1994-10933
03:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.50

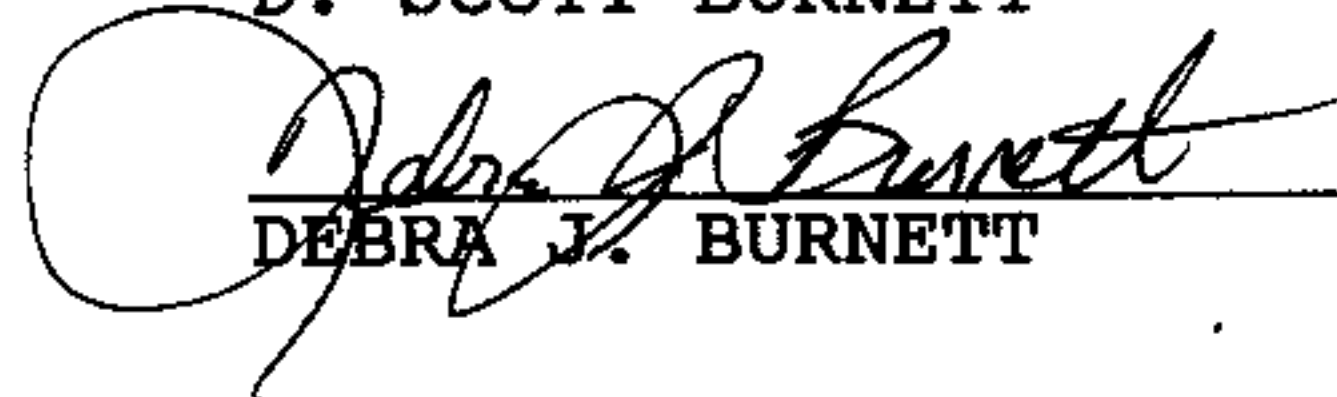
Inst # 1994-10933

Survivorship Deed
Burnett to Spears
Page 2

the same as aforesaid; that we will and my 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 hands and seals, this 30th day of March, 1994.


D. SCOTT BURNETT

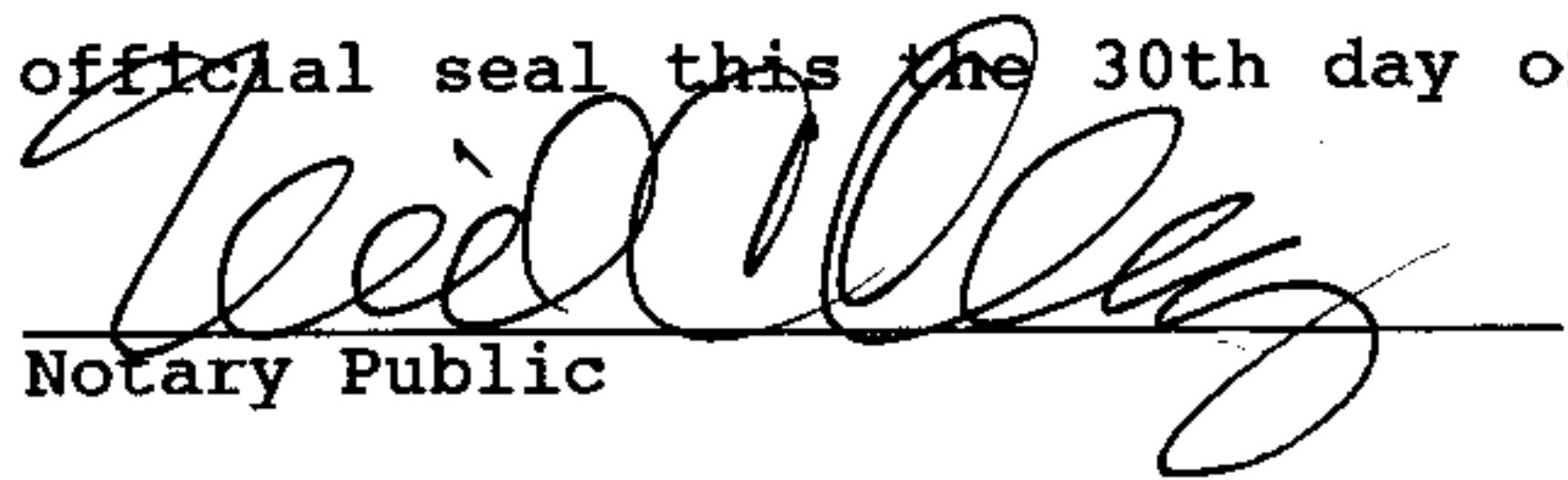

DEBRA J. BURNETT

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. SCOTT BURNETT and wife, DEBRA J. BURNETT, 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 the 30th day of March, 1994.


Notary Public

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