

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway, Suite 212
(Address) Birmingham, Alabama 35216
054-94

James Scott Spencer
Send Tax Notice To: Becky K. Spencer
name
1834 Chandcroft Circle
address Pelham, AL. 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of One Hundred Eleven Thousand and No/100 ----- DOLLARS
(\$111,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Venson E. Birdwell, Jr. and wife, Sandra M. Birdwell

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

James Scott Spencer and Becky K. Spencer

(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 14, according to the Survey of Chandalar South, First Sector, as recorded in Map
Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1994 and subsequent years.

2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

\$105,450.00 of the above mentioned purchase price was paid for from a mortgage loan
closed simultaneously herewith.

Inst # 1994-14373

05/03/1994-14373
12:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

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 29th
day of June, 19 94

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Venson E. Birdwell, Jr. (Seal)
Sandra M. Birdwell (Seal)
Sandra M. Birdwell (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State,
hereby certify that Venson E. Birdwell, Jr. and wife, Sandra M. Birdwell
whose name s 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 29th day of June A. D., 19 94

My commission expires: 9-13-96

Notary Public.