

\$21,540

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 704 Independence Plaza
Birmingham, Alabama 35209

Send Tax Notice To: Michael Spanos
name 116 Port South Ln.
address HAbaster, AL 35007

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

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Exchange of Property of Like Value

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W.D. Upton, a married man

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

Michael Spanos and Mary Spanos
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See attached Legal Description.
Subject to current taxes, easements and restrictions of record.
The property conveyed herein is not the homestead of W.D. Upton nor his psouse.
Mineral and mining rights excepted.

Inst # 1994-14692

05/05/1994-14692
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 33.00

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, I have hereunto set my hand(s) and seal(s), this 27th
day of April, 1994

WITNESS:

(Seal) W.D. Upton (Seal)
W.D. Upton (Seal)
(Seal) (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 W.D. Upton, a 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 27th day of April A. D., 1994

My commission expires: 4/21/96
William H. Halbrooks Notary Public.

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LEGAL DESCRIPTION

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 2 West; thence North 3° 19' 13" East a distance of 837.90 feet; thence North 86° 35' 37" West a distance of 1299.57 feet; thence South 3° 19' 13" West a distance of 840.49 feet; thence south 86° 42' 28" East a distance of 1299.57 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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