

This instrument was prepared by



Send Tax Notice To:

(Name) Morris J. Princiotta, Jr.
3000 Riverchase Galleria, Suite 490
(Address) Birmingham, Alabama 35244

Mr. & Mrs. Alfred J. Spencer
108 Long Feather Hill
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND SIXTY-NINE THOUSAND, NINE HUNDRED AND NO/100.....DOLLARS
(\$169,900.00)

to the undersigned grantor, DONALD PHILLIPS CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

ALFRED J. SPENCER and MARGARLEEN SPENCER, Husband and Wife

(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 45A, according to map of resurvey of Apache Ridge, Sector 6,
as recorded in Map Book 18, Page 39, in the Probate Office of Shelby
County, Alabama.

Subject to:

1. Taxes for 1994 and subsequent years, not yet due and payable.
2. 35 ft. building setback line and 10 foot easement along the west side
as shown on recorded plat.
3. Restrictions appearing of record in Inst. No. 1993-39988.

08/01/1994-23955
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 28.50

\$150,000.00 of the purchase price received above was paid from a first
purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for
itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-
mises, that they are free from all encumbrances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald Phillips
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 19 94.

ATTEST:

DONALD PHILLIPS CONSTRUCTION, INC.

Secretary

By

Donald Phillips President
Donald Phillips President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Donald Phillips
whose name as President of Donald Phillips Construction, 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 official seal, this the 29th day of July 19 94.

Notary Public