

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: James Nelson Speigle and Carolyn B. Speigle
name 1828 Stone Brook Lane
Birmingham, AL 35242
address

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-two Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Teresa D. Harrell, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Nelson Speigle and Carolyn B. Speigle
(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 9A, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

\$ 112,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simutaneously herewith.

Inst # 1994-25989

08/22/1994-25989
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

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, I have hereunto set my hand(s) and seal(s), this 19th day of August, 1994.

WITNESS:

(Seal)

(Seal)

(Seal)

Teresa D. Harrell (Seal)
Teresa D. Harrell

(Seal)

(Seal)

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Teresa D. Harrell, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, A. D., 1994

My Commission expires: 5/29/95

[Signature]
Notary Public.

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