

This instrument prepared by:  
John N. Randolph, Attorney  
Slote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Larry R. Skipper  
Ellen D. Skipper  
100 Main Street  
Vincent, AL

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of **Twelve Thousand and 00/100 Dollars (\$12,000.00)** to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Howard A. McSpadden and wife, Kathy A. McSpadden** (herein referred to as grantors) do grant, bargain, sell and convey unto **Larry R. Skipper and Ellen D. Skipper** (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 Exhibit "A" for Legal Description.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Less and except any part of subject property lying within a roadway.
3. Less and except any part of subject property lying within railroad right of way.

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 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 the same as aforesaid; that we will and 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 hands and seals this 21st of July, 1995.

X Howard A. McSpadden (Seal)  
Howard A. McSpadden

X Kathy A. McSpadden (SEAL)  
Kathy A. McSpadden

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard A. McSpadden and wife, Kathy A. McSpadden 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 21st day of July, 1995.

Notary Public  
Affix Seal

Inst. # 1995-20099

07/28/1995-20099  
12:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 23.00

Inst. # 1995-20099

Exhibit "A" Legal Description for Property given by Howard A. McSpadden and Kathy A. McSpadden to Larry R. Skipper and Ellen S. Skipper

One lot, formerly known as the Garage lot and upon which there is now situated a store building, described as follows: to-wit: Beginning at the SW corner of what was formerly known as the Cooper and McCary lot and later known as the McGraw Brothers Lot, and running thence south along the east side of Coosa Valley Road, a distance of 30 feet; run thence east 120 feet abutting old store building and J. M. Kidd; run thence north 39 feet; thence run west 147 feet to the point of beginning, and being the same lot conveyed by J. W. Arthur and wife, Minnie M. Arthur, and Virginia E. McGraw to J. F. McGraw, Jr. by deed dated August 17, 1928 and which said deed is recorded in Deed Book 87, on page 99, in the Office of the Judge of Probate of Shelby County, Alabama and which said lot of land is more accurately described by a survey thereof as follows, to-wit: Commencing at the NW corner of Section 14, Township 19, Range 2 East and run thence south 318 feet; run thence east 521 feet to the point of beginning of the lot herein described, said point being on the east side of the Coosa Valley Road; run thence to the left at an angle of 79 degrees 12 minutes east along the east side of the Coosa Valley Public Road, a distance of 30 feet; thence turn to the right at an angle of 88 degrees 45 minutes for a distance of 141 feet; run thence to the right at an angle of 123 degrees 45 minutes for a distance of 39 feet; run thence right at an angle of 58 degrees 07 minutes for a distance of 120 feet to the point of beginning, and all situated in Town of Vincent, Alabama.

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