

This instrument was prepared by

(Name) Mary Lynn Campisi

(Address) 3017 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To: Arthur Spencer
name

845 Valley View Drive
address

Birmingham, Alabama 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED THIRTY TWO THOUSAND AND NO/100-----
----- DOLLARS (\$232,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Walter B. Ayers, Jr. and wife, Deliece P. Ayers

(herein referred to as grantors) do grant, bargain, sell and convey unto Arthur Spencer and wife, Mary S. 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 21, Second Sector, Brookstone Subdivision, as recorded in Map Book 5, page
14, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a
lien but not due and payable until October 1, 1995.

Subject to restrictions, building lines, easements, agreements and right of
ways as same are filed of record.

1995-25082

09/11/1995-25082
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 240.50

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 28th
day of August, 19 95.

(Seal)

Walter B. Ayers, Jr.
Walter B. Ayers, Jr.

(Seal)

(Seal)

Deliece P. Ayers
Deliece P. Ayers

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Mary Lynn Campisi, a Notary Public in and for said County, in said State, hereby certify that
Walter B. Ayers, Jr. and wife, Deliece P. Ayers
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 28th day of August, A.D., 19 95

Mary Lynn Campisi
Mary Lynn Campisi

Notary Public

My commission expires: 6/16/99

Inst # 1995-25082