

SEND TAX NOTICE TO:

(Name) Mr. & Mrs. Paul C Spano

(Address) 105 Old Lake Ferry Rd
Wilsonville, OR 97156

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Eighty Thousand and 00/100---(\$80,000.00) DOLLARS

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

David R. Hurley and wife, Janet B. Hurley
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul C. Spano and Debbie Spano

(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 Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$869.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

This deed is being re-recorded to correct the name of the grantees

09/01/1995-24162
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 15.30

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 29th day of August, 19 95

WITNESS:

(Seal)

David R. Hurley (Seal)
David R. Hurley

(Seal)

Janet B. Hurley (Seal)
Janet B. Hurley

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David R. Hurley and wife, Janet B. Hurley 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 29th day of August, A. D. 19 95

Notary Public

Inst # 1995-24162

SHELBY COUNTY JUDGE OF PROBATE
002 HCB
09/01/1995-24162
09:33 AM CERTIFIED
15.30

EXHIBIT "A"

A parcel of land in the SW 1/4 of the SW 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SW corner of Section 12, Township 21 South, Range 1 East and run East along the South line of said Section 1108.23 feet to the Easterly right of way of Old Lokey Ferry Road; thence 129 degrees 8 minutes 24 seconds left and run Northwesterly along said right of way 757.70 feet to the point of beginning; thence continue last described course for 42.47 feet to the beginning of a curve concaved to the left, having a radius of 1165.92 feet; thence continue along said curve and right of way for 102.53 feet; thence 84 degrees 24 minutes 41 seconds right from tangent of said curve run 141.53 feet; thence 96 degrees 27 minutes 30 seconds right run 110.00 feet; thence 70 degrees 55 minutes right run 155.19 feet to the point of beginning. Being situated in Shelby County, Alabama. (Shelby County)

Inst # 1995-29363

10/16/1995-29363
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

Inst # 1995-24162

09/01/1995-24162
09:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 15.50