

This instrument was prepared by

Send Tax Notice To: John Dwight Spence, Jr.  
name

(Name) Lamar Ham

1121 Lake Point Court  
address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Hoover, Al 35244

**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 TWENTY THOUSAND AND NO/100-----  
----- DOLLARS (\$220,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
M. E. Padgett

(herein referred to as grantors) do grant, bargain, sell and convey unto John Dwight Spence, Jr. and wife, Janice  
K. Spence

(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 2056, according to the Survey of Lake Point Estates, 1st Addition, as  
recorded in Map Book 17, Page 14, in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way  
of record, mineral and mining rights.

\$ 175,000.00 of the purchase price was provided by a mortgage loan closed  
simultaneously herewith.

Inst # 1995-34049

11/28/1995-34049  
01:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 53.50

TO HAVE AND TO HOLD Unto the said GRANTERS 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 GRANTERS, 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 22nd  
day of November, 19 95.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

M. E. Padgett  
M. E. Padgett  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that  
M. E. Padgett  
whose name(s) 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 executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 22nd day of November A.D., 19 95

Lamar Ham

Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997