

SEND TAX NOTICE TO:

Mr. & Mrs. Jerome Alan Speegle
2509 Magnolia Place
Birmingham, AL 35242

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

Inst # 1996-10851
04/04/1996-10851
08:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 56.00

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED AND TWENTY-THREE THOUSAND AND NO/100...(\$223,000.00) Dollars**, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **RICHARD O. BISHOP and SANDRA D. BISHOP, Husband and Wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **JEROME ALAN SPEEGLE and BESS M. SPEEGLE** (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 75, according to the Survey of the Magnolia's at Brook Highland, as recorded in Map Book 13, Page 102 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:


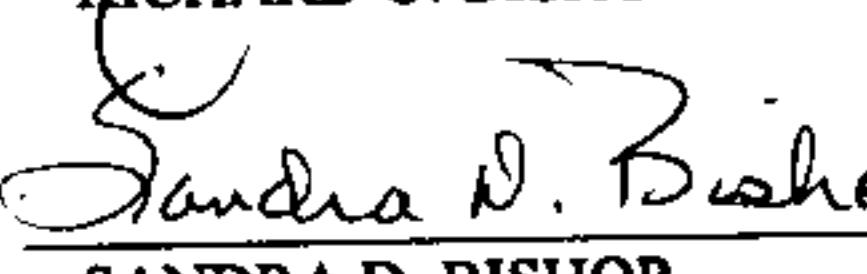
1. Taxes for 1996 and subsequent years, not yet due and payable.
2. Easement(s), building setback line and restrictions as shown on recorded map.
3. Restrictions appearing of record in Real Book 263, Page 586; Real Book 263, Page 551; Real Book 263, Page 578 and Real Book 194, Page 54.
4. Drainage Easement as recorded in Real Book 125, Page 238.

\$178,400.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.

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 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 29th day of March, 1996.

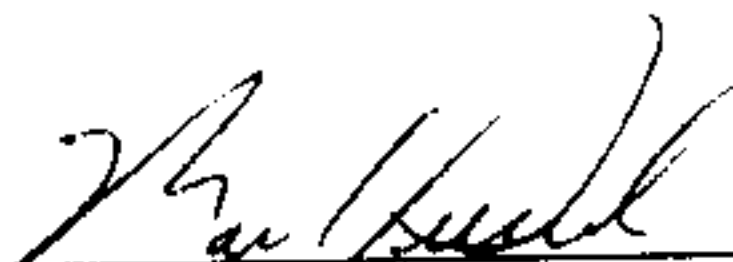

 (Seal)
RICHARD O. BISHOP
 (Seal)
SANDRA D. BISHOP

STATE OF ALABAMA:

JEFFERSON COUNTY:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD O. BISHOP and SANDRA D. BISHOP, Husband and Wife, 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 29th day of March, 1996.


Notary Public


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