

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
FRANK L. NELSON, DDS, JD, PC
389 Shades Crest Road
Birmingham, AL 35226

KENNETH R. SPRADLIN, SR.
DEANA L. SPRADLIN
200 Oxford Court
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of -- SIXTY-EIGHT THOUSAND AND NO/100'S--- DOLLARS (\$ 68,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, VAN E. HOLCOMBE, A MARRIED MAN herein referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto KENNETH R. SPRADLIN, SR. AND WIFE, DEANA L. SPRADLIN hereinafter referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Lot 24, according to the Survey of Canterbury Estates, 1st Addition, as recorded in Map Book 16, Page 67, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND/OR HIS SPOUSE.

The consideration stated hereinabove is being paid from the proceeds of a mortgage filed simultaneously herewith.

Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record
2. 1997 taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

Inst # 1996-37753

11/14/1996-37753
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

Inst # 1996-37753

IN WITNESS WHEREOF, I have hereunto set my hand and seal
this the 11TH day of NOVEMBER, 1996.

ATTEST:


VAN E. HOLCOMBE

1996-37753

11/14/1996-37753
01:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for
said County in said State, hereby certify that
VAN E. HOLCOMBE, A MARRIED MAN
whose name(s) is/are signed to the foregoing conveyance, and who
is/are known to me, acknowledged before me on this day that,
being informed of the contents of the conveyance, he/she/they
executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 11TH day
of NOVEMBER, 1996.


Notary Public

My Commission Expires: 2-5-99