

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

DORIS R. NELSON  
310 WILLOW CREST LANE  
HOOVER, AL 35244

STATE OF ALABAMA)  
COUNTY OF SHELBY)

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND and 00/100 (\$154,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, DAVID R. SPANGENBERG, A SINGLE MAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto DORIS R. NELSON, A SINGLE WOMAN, (herein referred to as GRANTEEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 2, BLOCK 1, ACCORDING TO THE AMENDED MAP OF SOUTHLAKE CREST, 2ND SECTOR, AS RECORDED IN MAP BOOK 19 PAGE 14 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Restrictions, covenants, and conditions, as set out in instrument(s) recorded in real 160 page 495, and the Declaration of Protective Covenants of Southlake Crest as recorded as instrument #1993-30195, instrument #1993-40742 and instrument #1993-40743, articles of incorporation as recorded as instrument #1993-30196, and By Laws as recorded as instrument # 1993-30197 and instrument #1993-22812 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 572 and Deed 219 page 734 in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 121 page 294 in Probate Office.
5. Restrictions for land use as set out in Real 160 page 492.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142 page 184 and Real 149 page 12 in Probate Office.
7. Restrictions, limitations, and conditions as set out in Map Book 19 page 14.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR NOR HIS RESPECTIVE SPOUSE.

12:00 PM CERTIFIED  
07/02/1997-20711  
SHELBY COUNTY JUDGE OF PROBATE  
MCB

\$130,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, his, her, or 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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, DAVID R. SPANGENBERG, A SINGLE MAN, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of June, 1997.

David R. Spangenber

Alabama  
Shelby

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that DAVID R. SPANGENBERG, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30<sup>th</sup> day of June, 1997.

Mary M. McRae  
9/22/2008

Inst # 1997-20711

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SHELBY COUNTY JUDGE OF PROBATE  
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