

This instrument was prepared by

Holliman, Shockley & Kelly(Name) 2491 Pelham Parkway
Pelham, AL 35124

(Address)

Send Tax Notice To:

John H. FanningMelissa N. Fanning(Name) 2509 Magnolia Place
Birmingham, AL 35242

(Address)

86610-9661

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-Seven Thousand and no/100----- Dollars

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

Jerome Alan Speegle and wife Bess M. Speegle

(herein referred to as grantors) do, grant, bargain, sell and convey unto

John H. Fanning and wife Melissa N. Fanning(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 the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 214,600.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1998-01998

01/21/1998-01998
09:24 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.50TO HAVE AND TO HOLD, to 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 personsIN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th day of December, 19 97.

(Seal)

(Seal)

(Seal)

Jerome Alan Speegle by his Attorney-in-fact,
Bess M. Speegle
Bess M. Speegle
Bess M. Speegle

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that some Alan Speegle by his Attorney-in-fact, Bess M. Speegle whose name(s) are signed to the foregoing conveyance, and who his wife Bess M. Speegle 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 the 5th day of December 19 97.


Notary Public 3-12-2001

INST. # 1998-01998
01/21/1998-01998
9:24 AM CERTIFIED
SHELBY CO. JUDGE OF PROBATE
002 MCD 23.50

Return to:

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA
COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251 2871