

ELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-4204 (205) 669-4291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Dwayne Spain
(Address) 1395 Camp Branch Road
Alabaster, AL 35007

Instrument was prepared by:

1-1-3 Rev. 4/99

GRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

In consideration of Thirty Three Thousand 00/100 (\$33,000.00) DOLLARS

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

LEROY SPAIN, CARROLL SPAIN, ELIZABETH SPAIN FRANKLIN, VONCILLE SPAIN LUCAS,
MARGO SPAIN PARRISH, BETTY JEAN SPAIN ELLISON, ADA MARIE SPAIN
do grant, bargain, sell and convey unto

DWAYNE SPAIN

herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the northeast corner of the northeast quarter of the northeast quarter of Section 8, Township 21 south, Range 2 west, Shelby County, Alabama and run thence South 01 degree 26 minutes 49 seconds East along the east line of said quarter-quarter a distance of 332.27' to a point; Thence run North 63 degrees 02 minutes 53 seconds West a distance of 230.37' to a found rebar corner and the point of beginning of the property being described; Thence run South 01 degree 26 minutes 49 seconds East a distance of 297.20' to a found crimped pipe corner; Thence run South 89 degrees 54 minutes 54 seconds West a distance of 398.13' to a found one inch open top pipe corner; Thence run North 01 degree 22 minutes 36 seconds West a distance of 153.81' to a set capped rebar corner; Thence run North 89 degrees 54 minutes 54 seconds East a distance of 219.82' to a set capped rebar corner; Thence run North 01 degree 26 minutes 49 seconds West a distance of 200.00' to a found rebar corner; Thence run South 72 degrees 34 minutes 50 seconds East a distance of 188.18' to the point of beginning, containing 2.10 acres, more or less. Property is subject to any and all agreements, easements, rights of way, restrictions and / or limitations of probated record and / or applicable law.

Inst. # 1999-38063

09/10/1999-38063
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
02 116 49.00

DO HAVE AND TO HOLD Unto the said GRANTEEES 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 the simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in the 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set Our hand(s) and seal(s), this 11th day of August, 1999.

WITNESS:

Leroy Spain (Seal)
Carroll Spain (Seal)
Elizabeth Spain Franklin (Seal)

Voncille Spain Lucas (Seal)
Margo Spain Parrish (Seal)
Betty Jean Spain Ellison (Seal)
Ada Marie Spain (Seal)

STATE OF ALABAMA

Shelby COUNTY.I, Glenda S. Green, a Notary Public in and for said County, in said State,

hereby certify that 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of August, A.D., 1999.

NOT COMMISSION EXPIRES OCTOBER 21, 1999

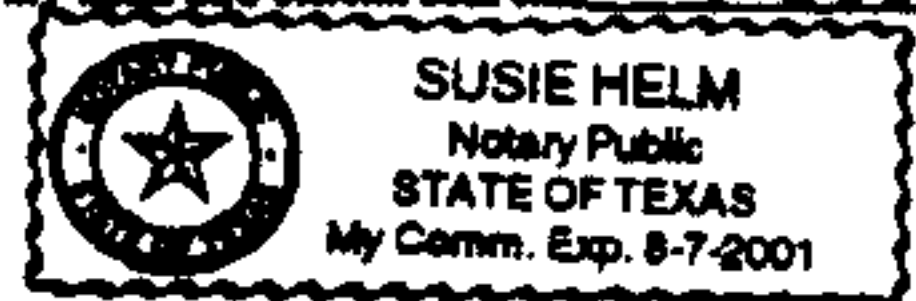
I, Robin Cagle, a Notary Public in and for said County, in said State,
hereby certify that Leroy Spain
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 3 day of September, A.D., 1999

Robin Cagle
Notary Public.
MY COMMISSION EXPIRES FEBRUARY 12, 2001

I, Raji Collins, a Notary Public in and for said County, in said State,
hereby certify that Carol Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 12 day of August, A.D., 1999

Raji Collins
Notary Public.
My Commission Expires February 4, 2001

I, SUSIE HELM, a Notary Public in and for said County, in said State,
hereby certify that Elizabeth Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 26th day of July, A.D., 1999



Susie Helm
Notary Public.
09/10/1999-38063
10447 AM CERTIFIED
DELY COUNTY JUNE 9, 1999
002 195 49.00

I, Patsie B. Hendrix, a Notary Public in and for said County, in said State,
hereby certify that Vonille Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 3rd day of August, A.D., 1999

Patsie B. Hendrix
Notary Public.
MY COMMISSION EXPIRES MAY 4, 2000

I, Lana E. Jones, a Notary Public in and for said County, in said State,
hereby certify that Marge Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 4th day of August, A.D., 1999

Lana E. Jones
Notary Public.
MY COMMISSION EXPIRES MAY 7, 2001

I, Lana E. Jones, a Notary Public in and for said County, in said State,
hereby certify that Betty Jean Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 4th day of August, A.D., 1999

Lana E. Jones
Notary Public.
MY COMMISSION EXPIRES MAY 7, 2001

I, Lana E. Jones, a Notary Public in and for said County, in said State,
hereby certify that Ada Marie Spain
whose name 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 _____ executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 4th day of August, A.D., 1999

Lana E. Jones
Notary Public.
MY COMMISSION EXPIRES MAY 7, 2001

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