

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223
STATE OF ALABAMA

Send Tax Notice To:
Thomas F. Regan, III and Anne J. Regan
175 Hackberry Circle
Chelsea, AL 35043

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Thirty-Nine Thousand Five Hundred and 00/100 (\$239,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Spratlin Construction Company, Inc., an Alabama corporation** (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEES, Thomas F. Regan, III and Anne J. Regan**, (hereinafter referred to as **GRANTEES**), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 513, according to the Survey of Yellowleaf Ridge Estates, 5th Sector, as recorded in Map Book 25 page 132 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

\$190,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEES**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEES**, and with **GRANTEES'** heirs and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEES**, and **GRANTEES'** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTOR** has hereunto set his hand and seal this the 16th day of March, 2000.

Spratlin Construction Company, Inc.


William F. Spratlin, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Company, Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/03

Inst # 2000-09275

03/23/2000-09275
11:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 58.00