

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

Jerome & Bess Speegle
1330 Highland Lakes Bend
Birmingham, AL 35242

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)**, to the undersigned Grantor, **Home Services, L.L.C., an Alabama Limited Liability Company**, (herein referred to as **GRANTOR**) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said **GRANTOR** does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Jerome Alan Speegle and Bess Marcel Speegle, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor 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 523, according to the Survey of Highland Lakes, 5th Sector, Phase II, as recorded in Map Book 19, Pages 3 A & B in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision recorded as Inst. #1994-07111 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 5th Sector, Phase II as recorded as inst. #1994-31018 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

\$252,700.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is subject to all easements, rights-of-way, covenants and restrictions of record.

TO HAVE AND TO HOLD, To the said **GRANTEES**, their heirs and assigns in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The **GRANTOR** does for itself, its successors and assigns, covenant with **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 a good right to sell and convey the same as aforesaid; and 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.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 3rd day of MAY, 2000.

Home Services, L.L.C.

By Jerome Alan Speegle, President (L.S.)
Its. President

000-14713
05/04/2000-14713
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 331.00

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Jerome Alan Speegle, whose name as President of Home Services, L.L.C., 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 this conveyance, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 3rd day of
MAY, 2000.

Christopher M. Shedd
Notary Public

Commission Expires: 6/12/02

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, AL 35203

Inst # 2000-14713

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