

This instrument was prepared by

Send Tax Notice To: Richard D. Speers

(Name) LARRY L. Halcomb

name

3610 Stratford Lane

address

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Birmingham, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS (\$223,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howard G. Smith, Jr. and wife, Kathleen B. Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard D. Speers and wife, Julie J. Speers

(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 88, according to Map of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in the Probate Office of Shelby County, Alabama; situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for year 2000.

Subject to building and setback lines; 15' easement on Southwest side; restrictions as shown on recorded map; restrictive covenants and conditions; transmission line permits to Alabama Power Company; easements regarding underground cables; and agreement with Alabama Power Company, of record.

\$ 133,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of May, 2000.

(Seal)

Howard G. Smith, Jr.

(Seal)

(Seal)

Kathleen B. Smith

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Howard G. Smith, Jr. and wife, Kathleen B. Smith whose name(s) are signed to the foregoing conveyance, and who 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 30th day of May, A.D., 2000

Larry L. Halcomb

Notary Public

My Commission Expires  
January 23, 2002

06/01/2000-17977  
11:40 AM CERTIFIED  
SHELBY COUNTY JUDGE'S OFFICE  
94.50