

This instrument was prepared by:            SEND TAX NOTICE TO:  
A. VINCENT BROWN, JR.                        MARY S. SPELL  
510 North 18th Street  
Bessemer, AL 35020

**THIS DEED IS BEING PREPARED AT THE REQUEST OF THE GRANTORS WITH NO  
PRIOR TITLE EXAMINATION BEING MADE**

**WARRANTY DEED**

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**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, WAYNE F. SPELL AND WIFE, MARY S. SPELL (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **MARY S. SPELL** (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

**LOT 3, HIGHLANDS, SECOND SECTOR, PHASE III  
AS RECORDED IN MAP BOOK 26, PAGE 63. AS RECORDED  
IN THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

1. Taxes for the year beginning October 1, 2001, which constitutes a lien but are not yet due and payable until October 1, 2002.
2. Existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

**Inst # 2002-15338**

**04/02/2002-15338  
11:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CH 14.50**

IN WITNESS WHEREOF, WE, WAYNE F. SPELL AND WIFE, MARY S. SPELL, have hereunto set our hands and seal this 20<sup>th</sup> day of February, 2002.

Wayne F. Spell by Mary S. Spell (SEAL)  
WAYNE F. SPELL, BY HIS ATTORNEY Attorney  
IN FACT MARY S. SPELL in fact

Mary S. Spell (SEAL)  
MARY S. SPELL

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY S. SPELL, WIFE OF WAYNE F. SPELL 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of February 2002.

[Signature]  
Notary Public  
My commission expires: 8-27-05

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARY S. SPELL whose name as Attorney in Fact for WAYNE F. SPELL, HUSBAND OF MARY S. SPELL is signed to the foregoing conveyance and who is known to me, acknowledged before me this date, that being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on this the 20<sup>th</sup> day of FEBRUARY, 2002.

[Signature]  
Notary Public  
My Commission Expires: 8-27-05

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