

This instrument was prepared by:

WILLIAM PATRICK COCKRELL
ATTORNEY AT LAW
(Name)

12 OFFICE PARK CIRCLE
BIRMINGHAM, ALABAMA 35223
(Address)

Send tax notice to:

JEFFREY SPEEGLE AND
JULIA WILKERSON SPEEGLE
(Name)

1524 TRAIL RIDGE DRIVE
PELHAM, ALABAMA 35124
(Address)

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

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND TWO HUNDRED dollars (\$135,200.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, RICHARD L. GRIMES AND CINDY H. ELDER, AKA CINDY H. GRIMES, HUSBAND AND WIFE (herein referred to as Grantors) do, grant, bargain, sell and convey unto JEFFREY SPEEGLE AND JULIA WILKERSON SPEEGLE, HUSBAND AND WIFE (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 1, BLOCK 4, ACCORDING TO THE SURVEY OF INDIAN HILLS, SECOND SECTOR, AS RECORDED IN MAP BOOK 4, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: A Purchase Money Mortgage in the amount of \$133,111.00 dollars is recorded simultaneously herewith.

TO HAVE AND TO HOLD, to 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 grantees herein shall take as tenants in common.

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And I do for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 6 day of OCTOBER 2003.

Cindy H. Elder Cindy H. Grimes (Seal)
Richard L. Grimes (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

General Acknowledgment

I, William Patrick Cockrell, a Notary Public in and for said County in said State, hereby certify RICHARD L. GRIMES AND CINDY H. ELDER, AKA CINDY H. GRIMES that whose names 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 the 6 day of October 20 03

William Patrick Cockrell
Notary Public

Return to: William Patrick Cockrell Attorney At Law

WILLIAM PATRICK COCKRELL
Notary Public, AL State at Large
My Comm. Expires May 28, 2006