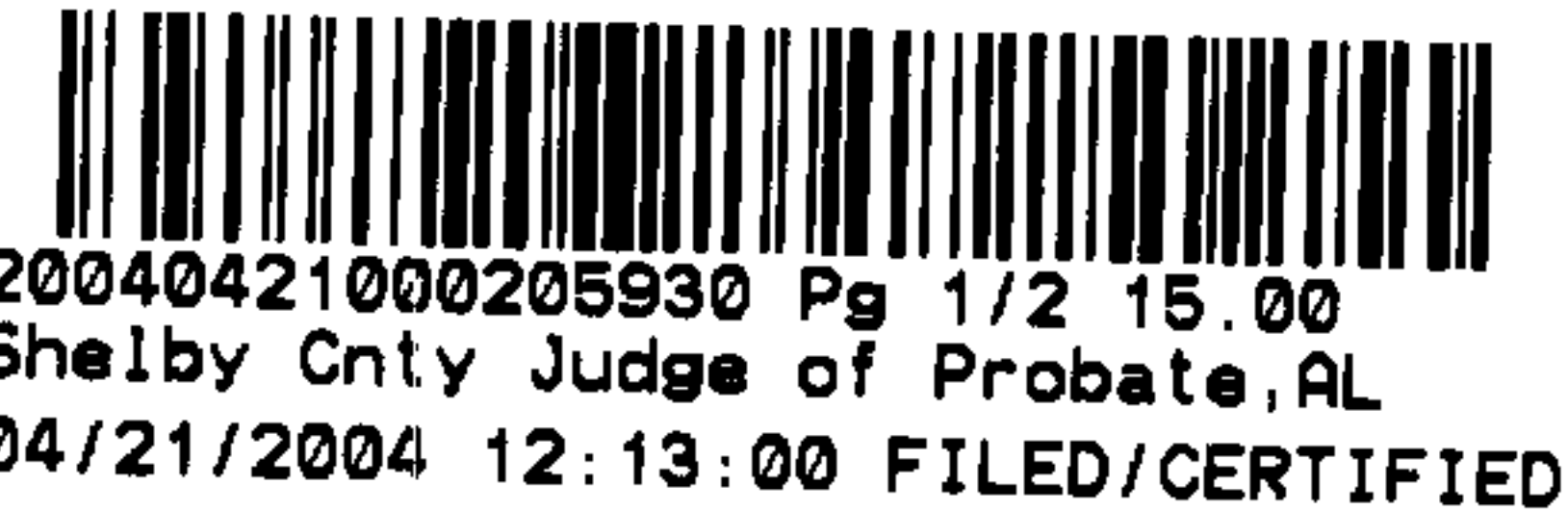


THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, JR., ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
CHRISTOPHER & SHARLA
SPENCER



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED FIFTY SEVEN THOUSAND THREE HUNDRED DOLLARS AND 00/100 (\$157,300.00)**_____

to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

JHW
JASON H. WEATHERS AND WIFE, ANSLEY F. WEATHERS,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

CHRISTOPHER L. SPENCER AND SHARLA R. SPENCER,

(herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in **SHELBY COUNTY, Alabama** to-wit:

JHW
LOT 16, ACCORDING TO THE SURVEY OF FALLISTON, SECTOR 1, AS RECORDED IN MAP BOOK 18, PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

SUBJECT TO TAXES FOR CURRENT YEAR.

SUBJECT TO A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$157,300.00 BEING SIGNED AND FILED SIMULTANEOUSLY HEREWITH.

**ADDRESS: 218 LEES COVE, HELENA, ALABAMA 35080
PARCEL ID NUMBER: 13-5-21-1-002-016.000**

To Have and To Hold unto the said Grantees **CHRISTOPHER L. SPENCER AND WIFE, SHARLA P. SPENCER**, as joint tenants, with right of survivorship their heirs and assignees, 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.

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 16th day of APRIL, 2004.

WITNESS

Jason H. Weathers
JASON H. WEATHERS

Ansley F. Weathers
ANSLEY F. WEATHERS

STATE OF ALABAMA)
Jefferson COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **JASON H. WEATHERS AND WIFE, SHARLA P. SPENCER**, whose name(s), is/are signed to the foregoing conveyance, and who is/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.

NOTARY PUBLIC *Blaine Sturge*
MY COMMISSION EXPIRES *7-02-2005*

