

This Instrument Was Prepared By:  
Mark E. Hoffman, Esquire  
Mark E. Hoffman, P.C.  
2229 First Avenue North  
Birmingham, Alabama 35203

Send Tax Notice To:  
Stephen W. Spencer  
*5300 Germany Mountain*  
*90000, al 35160 Rd*

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$850,000.00) to the undersigned GRANTOR, MARTY BYROM, LLC, an Alabama limited liability company (herein referred to as "Grantor") in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto STEPHEN W. SPENCER and CLAY SPENCER, Joint Tenants with Right of Survivorship (herein referred to as "Grantees"), the following described real estate situated in Shelby, Alabama, to-wit:

Lot 3, according to the Survey of Shadow Wood Park, as recorded in Map Book 13, Page 130 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 2005 and subsequent years.
2. Protective Covenants as recorded in Real Volume 242, Page 950; amended in Real Volume 255, Page 162 and Instrument #1994-27638.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 129, page 567 and Real Volume 270, Page 87.
4. Right of way to Shelby County, in Deed Book 177, Page 39.
5. Easement and building line as shown on recorded map.
6. Right of way to South Central Bell Telephone & Telegraph Company recorded in Real Volume 257, page 166.



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Shelby Cnty Judge of Probate, AL  
07/28/2005 08:10:53AM FILED/CERT

- 7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 4, Page 542.
- 8. Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 13, Page 30, contains on the face of same a statement pertaining to natural lime sink holes.

\$587,000.00 of the purchase price was paid by Purchase Money Mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns, forever.

And the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 20<sup>th</sup> day of July, 2005.

MARTY BYROM, LLC

By: Marty Byrom  
Its President

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marty Byrom, whose name as President of Marty Byrom, LLC, an Alabama limited liability company, 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, he as such President and with such authority, executed the same voluntarily for and as the act of said Limited Liability Company.



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Given under my hand and official seal this 20<sup>th</sup> day of July, 2005.

Andy C. Wagley  
Notary Public  
My Commission Expires: 09/08/09

Shelby County, AL 07/28/2005  
State of Alabama

Deed Tax: \$263.00