


Send Tax Notice To:

John C. Speck
6390 Mays Bend Road
Pell City, AL 35179

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20061130000581900 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/30/2006 01:30:33PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Three Thousand One Hundred Forty Dollars and No/100 Dollars (\$83,140.00) to the undersigned Grantor, **John C. Speck**, (herein referred to as Grantor) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Phillip Reeder and Sandra Reeder (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot in Vincent, Alabama, described as follows: Commencing at the SW corner of the J. E. Moore lot and running in a southerly direction along the east margin of the right-of-way of the Coosa Valley Road 210 feet; thence in an easterly direction and parallel with south line of J. E. Moore lot at a distance of 210 feet; thence in a northerly direction and parallel with Coosa Valley Road a distance of 210 feet to the south line of said J. E. Moore lot; thence westerly along the south line of J. E. Moore lot 210 feet to point of beginning.

Situated in the SE ¼ of NE ¼ of Section 15, Township 19, Range 2 East, Shelby County, Alabama.

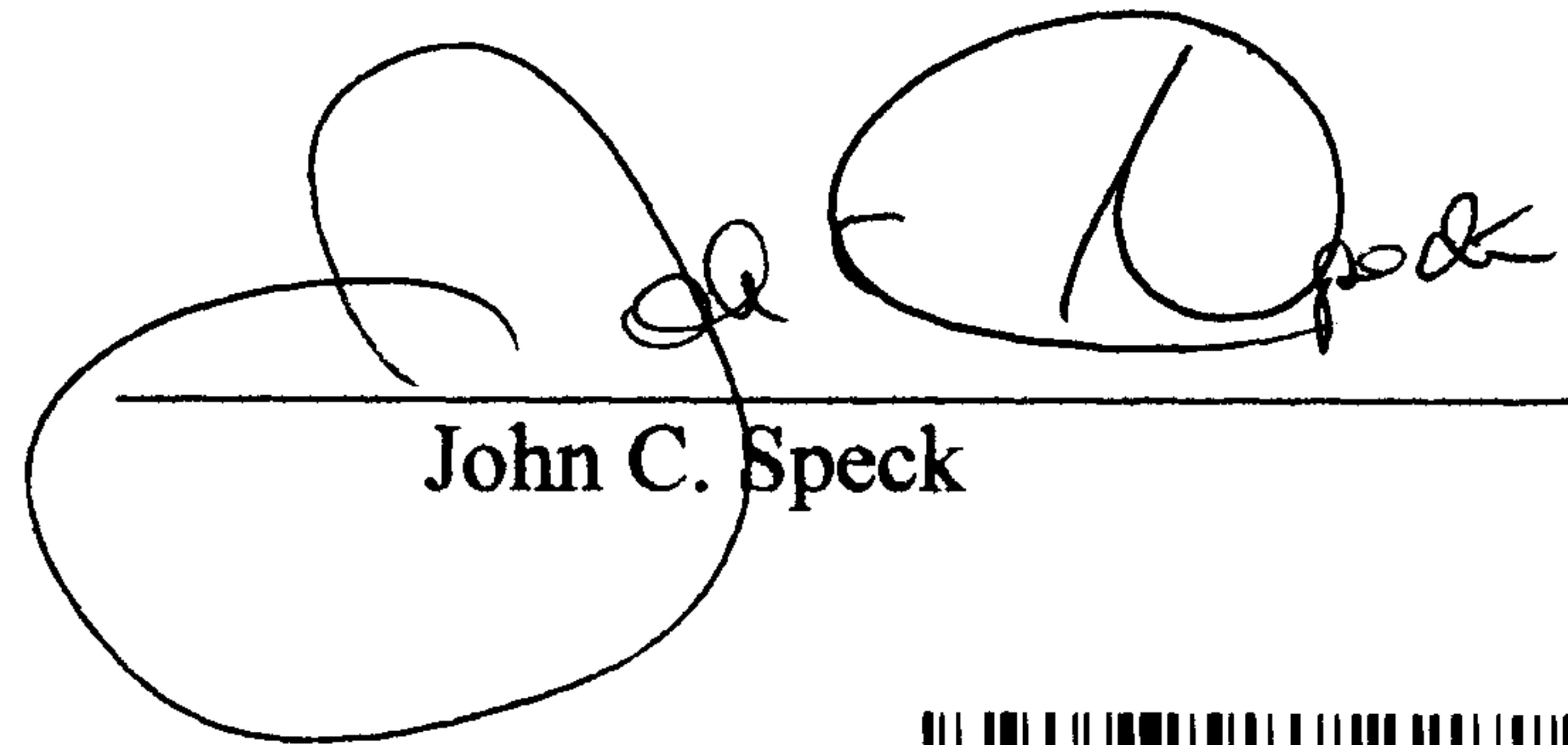
Legal description furnished by grantor; deed prepared without benefit of title search or title insurance.

Eighty Three Thousand One Hundred Forty Dollars and No/100 Dollars (\$83,140.00) of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

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

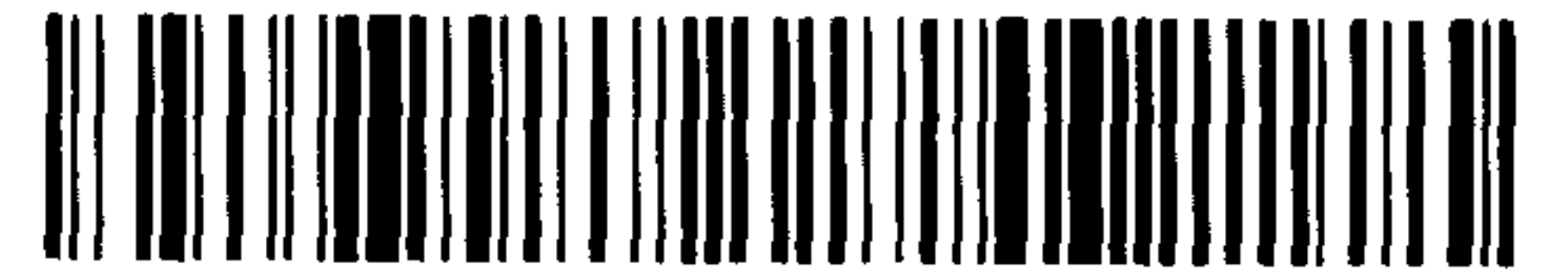
And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, John C. Speck , who is authorized to execute this conveyance, hereto set its signature and seal this the 30th day of November, 2006.



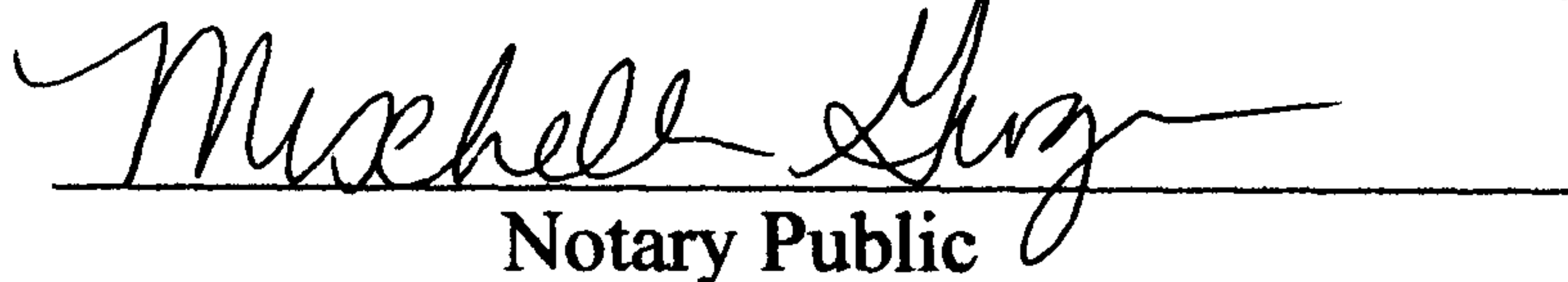
John C. Speck

STATE OF ALABAMA
ST. CLAIR COUNTY


20061130000581900 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John C. Speck, 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, executed the same voluntarily.

Given under my hand and official seal this 30th day of November, 2006.



Notary Public

My Commission Expires:

MISCHELLE GROGAN
Notary Public, AL State at Large
My Comm. Expires Oct. 23, 2007