



20070330000144210 1/2 \$42.00  
Shelby Cnty Judge of Probate, AL  
03/30/2007 11:49:51AM FILED/CERT

This instrument was prepared by

**Mitchell A. Spears**

Attorney at Law

✓ P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Daryl Spears

(Address) 3202 Glasgow Lane

Birmingham, AL 35242

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Warranty Deed

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FIFTY-SIX THOUSAND AND 00/100, (\$56,000.00)** -----

**DOLLARS** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **MONICA REYNOLDS, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **DARYL SPEARS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

The South 377.14 feet of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 6, Township 24 North, Range 13 East.

Less and except any portion of subject property lying within a road right of way.

Situated in Shelby County, Alabama.

SUBJECT TO:

- Taxes and assessments for the year 2007 and subsequent years.
- Coal, oil, gas and other minerals interests in, to or under the land herein described which are not vested in Grantor.
- PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, IN FAVOR OF FRONTIER BANK, IN THE SUM OF \$28,000.00.

THE GRANTOR HEREIN IS THE SURVIVING GRANTEE SHOWN UPON THE FACE OF THAT CERTAIN WARRANTY DEED, WITH RIGHT OF SURVIVORSHIP, RECORDED IN DEED BOOK 282, PAGE 193, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. THE OTHER GRANTEE, JACK REYNOLDS, HAVING DECEASED ON OR ABOUT THE 18th DAY OF APRIL, 2006.

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 the 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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 2 day of March, 2007.

Monica Reynolds  
MONICA REYNOLDS

STATE OF Alabama )  
COUNTY OF DeKalb )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MONICA REYNOLDS**, whose name is signed to the foregoing conveyance, and 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 2 day of March, 2007.

[Signature]  
Notary Public

My commission expires: 11/26/09

Shelby County, AL 03/30/2007  
State of Alabama

Deed Tax: \$28.00