

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Joshua O. Spencer and Julie K. Spencer  
1735 Native Dancer Circle  
Helena, Alabama 35080

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred fifty nine thousand and no/100 (\$159,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **James K. Bean and Elizabeth L. Bean, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joshua O. Spencer and Julie K. Spencer** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 27, according to the Survey of Dearing Downs, 10<sup>th</sup> Addition, as recorded in Map Book 14, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

James K. Bean and James Kenneth Bean are one and the same person.

Elizabeth L. Bean and Elizabeth Louise Bean are one and the same person.

\$159,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

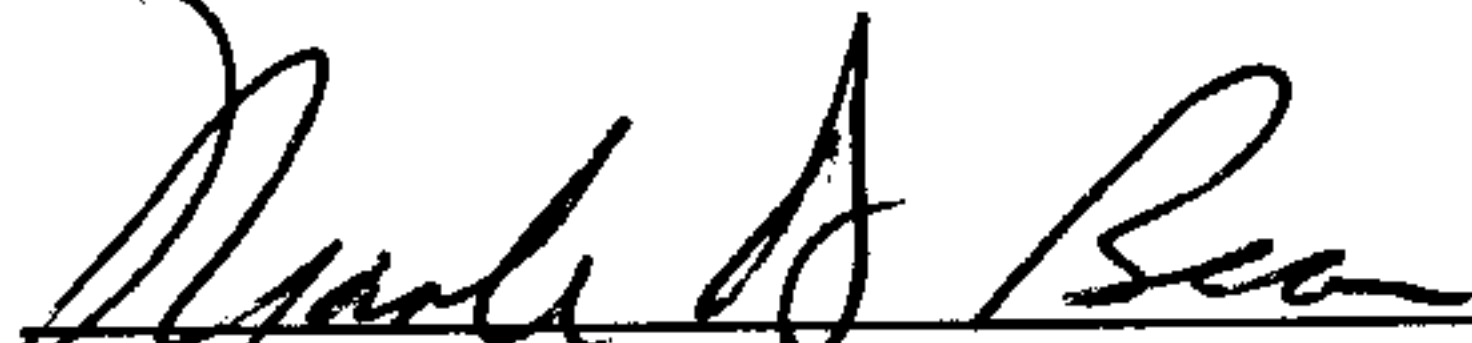
To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.

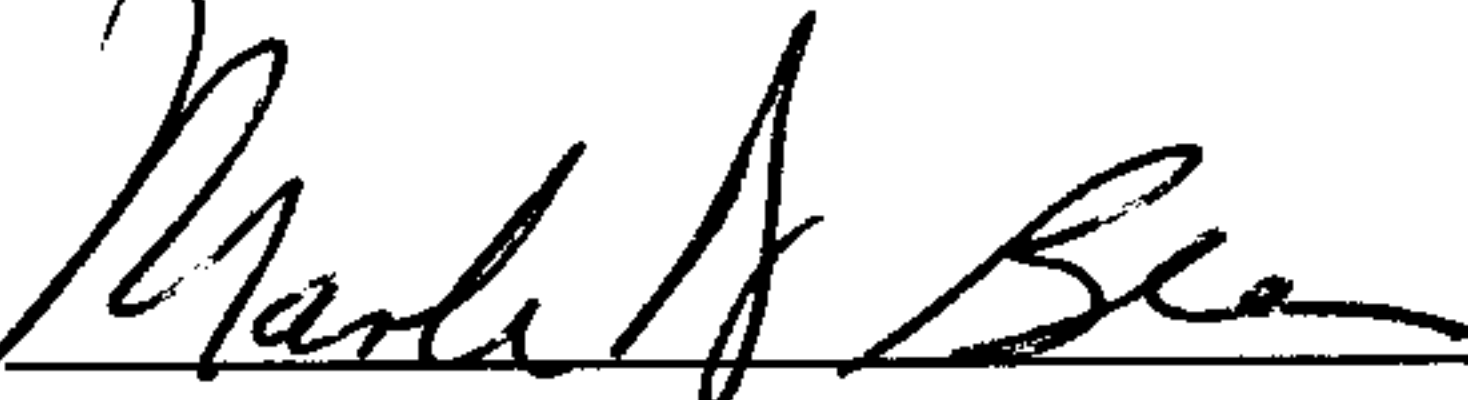
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 26<sup>th</sup> day of June, 2007.

  
James K. Bean  
by his agent and attorney in fact, Mark A. Bean

  
Elizabeth L. Bean  
by her agent and attorney in fact, Mark A. Bean



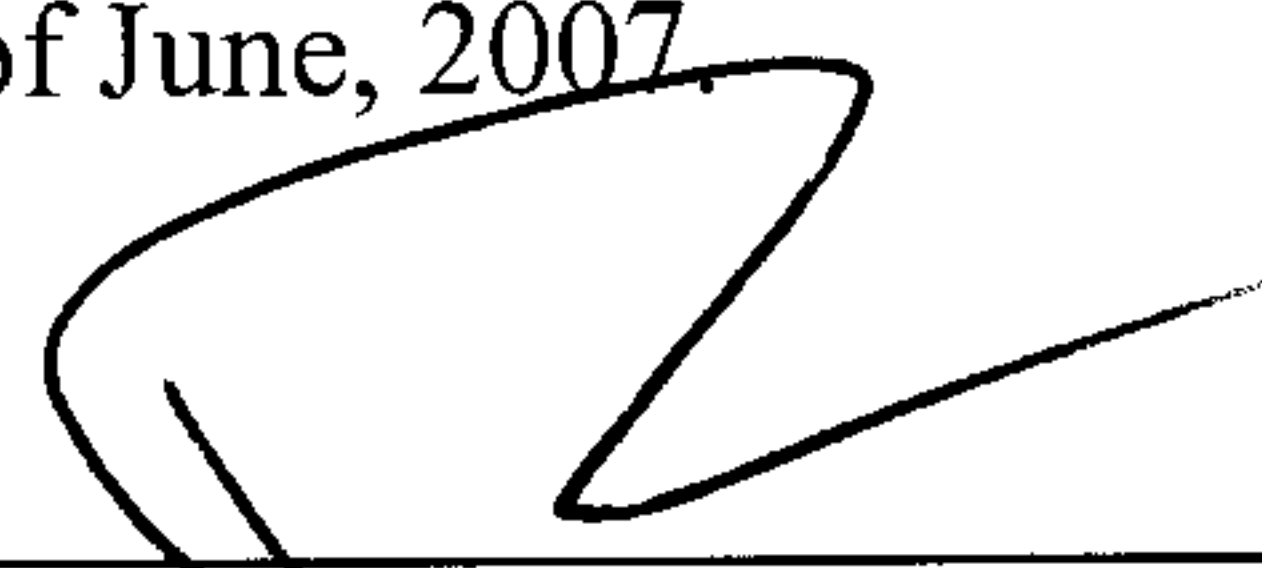


**ACKNOWLEDGMENT FOR POWER OF ATTORNEY**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that Mark A. Bean, whose name as Attorney in Fact for James Kenneth Bean and Elizabeth Louise Bean, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of June, 2007.

  
Notary Public  
My commission expires: 02-25-09