



20120716000253430 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/16/2012 11:59:00 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Gregory D. Neil and Angel S. Neil
943 Old Cahaba Drive
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this July 12, 2012, That for and in consideration of **TWO HUNDRED SIX THOUSAND FIVE HUNDRED AND NO/100 (\$206,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ERIC W. SPADGENSKE and JENNIFER A. SPADGENSKE**, husband and wife, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **GREGORY D. NEIL and ANGEL S. NEIL**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lots 1313 and 1313A, according to the Survey of Old Cahaba, Phase IV, as recorded in Map Book 33, at Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 33, Page 80.
7. Matters shown on recorded Map Book 33, Page 80.
8. Restrictions appearing of record in Inst. No. 2004061000313070.
9. Title to that portion of insured premises lying below the mean high water mark of cahaba river.
10. Riparian and littoral rights incident to insured premises.
11. Rights of third parties, including the public at large with respect to any portion of the property located in a public right of way if any.

Shelby County, AL 07/16/2012
State of Alabama
Deed Tax: \$4.00

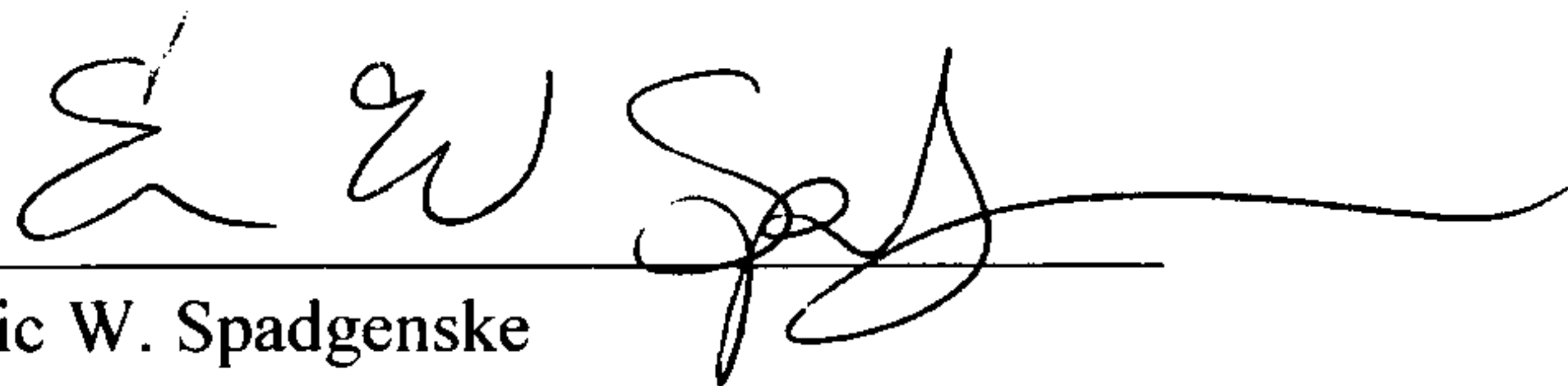
12. Title to all minerals, oil and gas within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as reserved in Book 15, Page 415, Book 61, Page 164, Real Volumes 133, Page 277, and Real Volume 321, Page 629.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 12, 2012.

GRANTORS:


Eric W. Spadgenske


Jennifer A. Spadgenske

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Eric W. Spadgenske and Jennifer A. Spadgenske, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they/he/she each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of July 12, 2012.


C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014


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