

This Instrument was Prepared by:
Shannon E. Price P.C.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Jerome Alan Speegle
Bess Marcel Speegle
1249 Greystone Parc Drive
Hoover, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama } Know All Men by These Presents:
Shelby County

That in consideration of the sum of **Three Hundred Thirty Five Thousand Dollars and No Cents (\$335,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Wendy S. Yousif, an unmarried woman, whose mailing address is 199 Calumet Drive, Birmingham, AL 35242** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Jerome Alan Speegle and Bess Marcel Speegle, husband and wife, whose mailing address is 1249 Greystone Parc Drive, Hoover, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, the address of which is **1249 Greystone Parc Drive, Hoover, AL 35242**; to wit;

LOT 39, ACCORDING TO THE SURVEY OF THE PARC AT GREYSTONE, AS RECORDED IN MAP BOOK 32, PAGE 42 A, B, & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$165,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

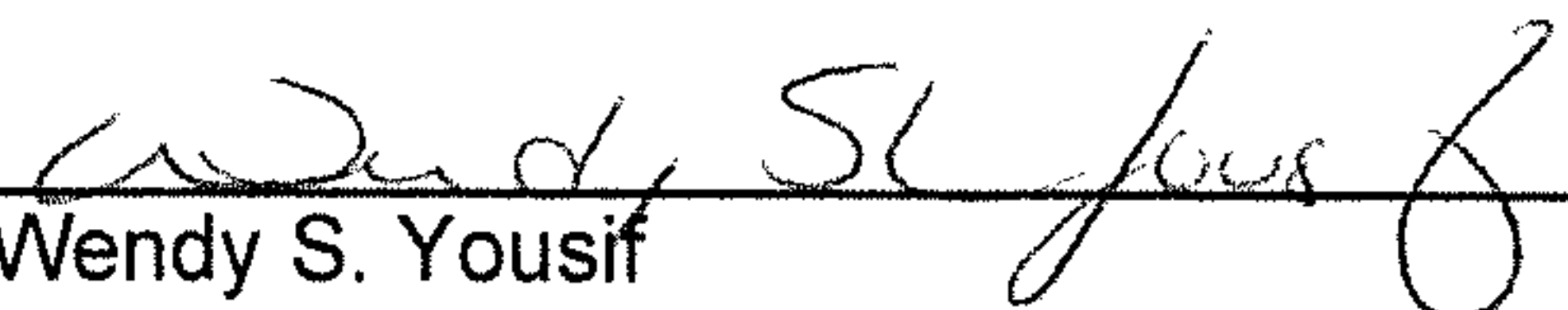
Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

- All taxes for the year 2015 and subsequent years, not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
- Rights or claims of parties in possession not shown by the public records.
- Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- Such state of facts as shown on subdivision plat recorded in Plat Book 32, Page 42 A, B, & C.
- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 10' building setback line from Greystone Parc Drive as shown on recorded Map Book 32, Page 42 A, B, & C.
- 10' easement along rear lot line as shown on recorded Map Book 32, Page 42 A, B, & C.
- Title to all oil, gas and minerals within and underlying the premises, together with all oil and 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 Instrument 1993-35661.
- Right of Way to Alabama Power Company as recorded in Volume 109, Page 504; Volume 111, Page 403 and Instrument 2003-66119.
- Easement Agreement by and between Daniel Realty Company and Greystone Branch, LLC recorded in Instrument 2002-22977.
- Restrictions appearing of record in Real 317, Page 260, and Instrument 20031023000711520.
- Covenants, conditions, restrictions, and release of damages contained in deed recorded in Instrument 20040617000329970.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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 the said Grantees, 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 noted 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 Grantees, 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 7th day of January, 2015.


Wendy S. Yousif

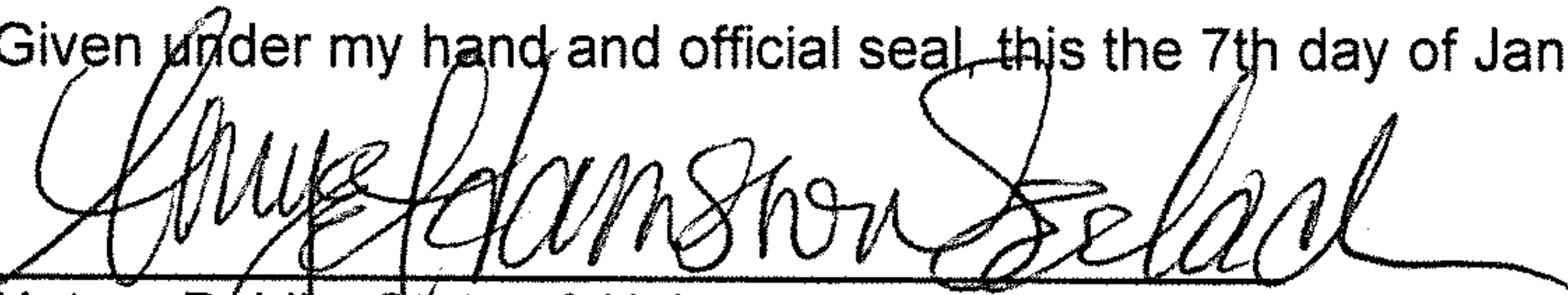
State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Wendy S. Yousif, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of January, 2015.



Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary MY COMMISSION EXPIRES

My Commission Expires: JUNE 17, 2017

