

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Charles Brian Spraberry
637 Highland Lakes Cove
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Five Hundred Forty-Six Thousand Five Hundred and No/100---
----- (\$546,500.00) Dollars

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we, Mary Nell Spraberry, an unmarried woman, individually and Mary Nell Spraberry and Charles Brian Spraberry as Trustees of the Family Trust u/w/o Charles E. Spraberry *whose address is the property address* (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Charles Brian Spraberry and Angelia Bolling Spraberry *whose address is the property address* (herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 127, according to the Map of Highland Lakes, 1st Sector, an Eddleman Community, as recorded in Map Book 18, Page 37 A, B, C, D, E, F & G, in the Probate Office of Shelby County, Alabama.

Subject to: current taxes, easements, restrictions and rights-of-way of record.

\$ 511,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 the parties to this conveyance that (unless the joint tenancy hereby 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 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, we have hereunto set our hand(s) and seal(s), this 7th day of June, 2016.

Mary Nell Spraberry (Seal)
Mary Nell Spraberry, individually

Mary Nell Spraberry TR (Seal)
Mary Nell Spraberry, Trustee

Charles Brian Spraberry TR (Seal)
Charles Brian Spraberry, Trustee

STATE OF ALABAMA)

General Acknowledgment

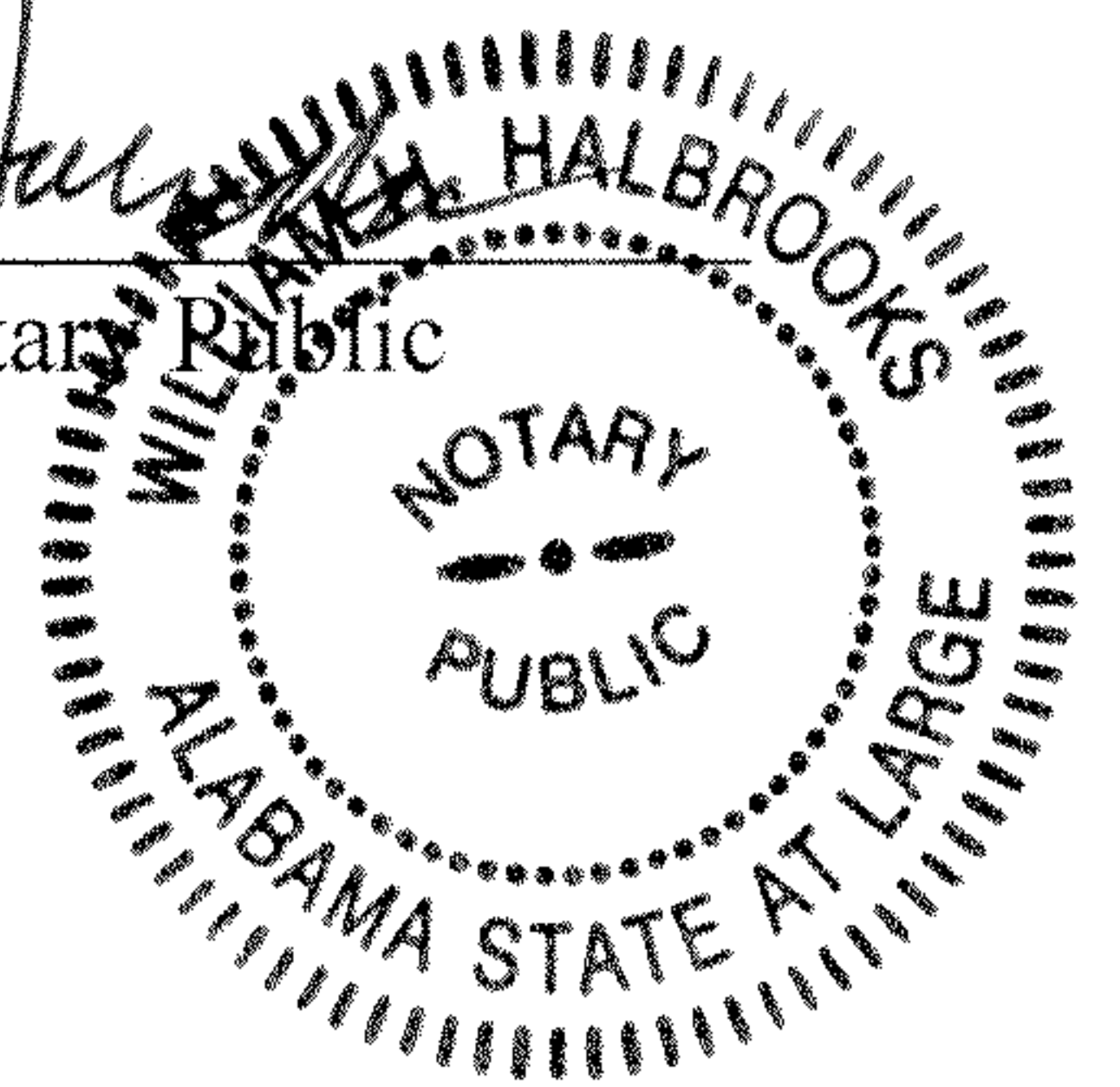
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Nell Spraberry, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2016.

My Commission Expires: 4/21/20

William H. Halbrooks
William H. Halbrooks, Notary Public



STATE OF ALABAMA)

Representative Acknowledgment

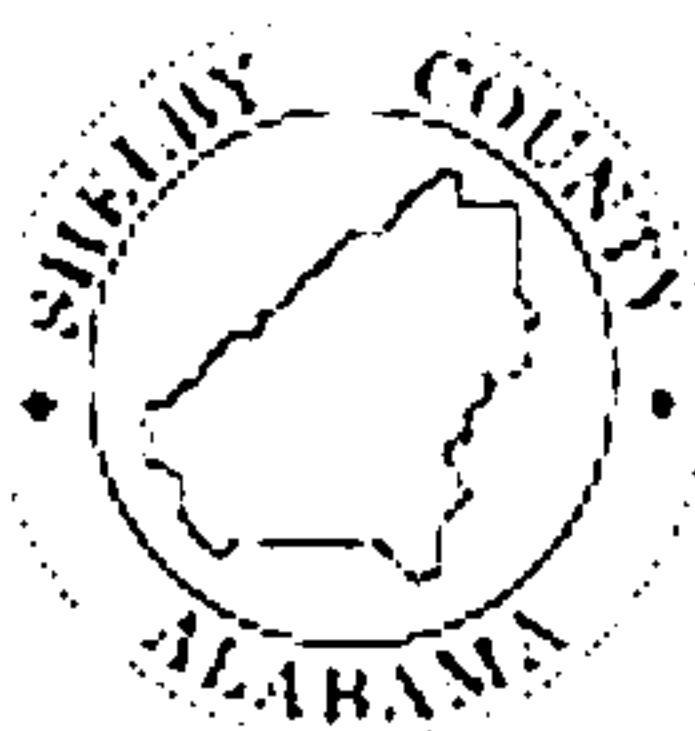
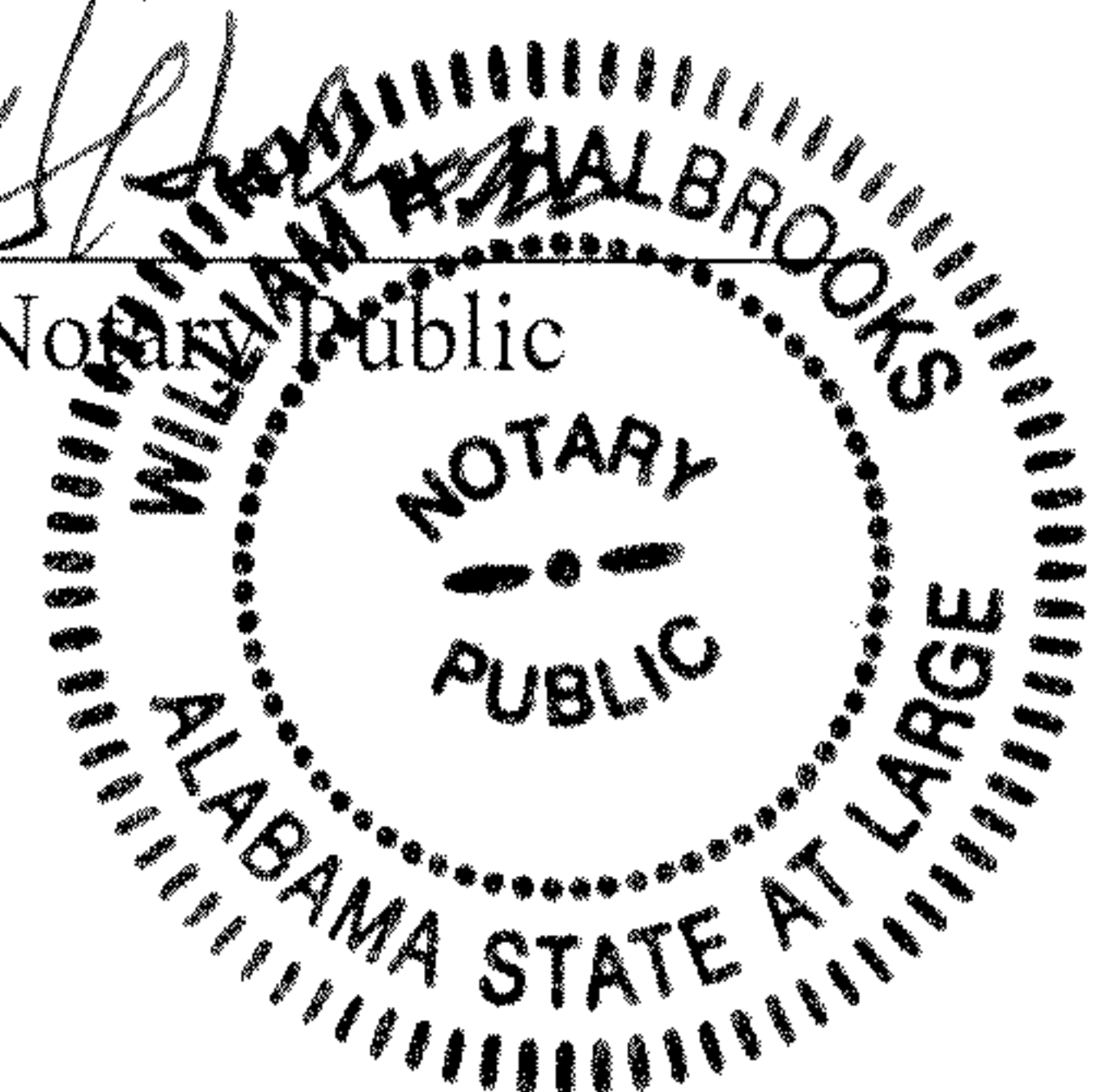
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Nell Spraberry and Charles Brian Spraberry whose name(s) as Trustees for/of the Family Trust u/w/o Charles E. Spraberry 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, they, in their capacity as such Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, A.D., 2016.

My Commission Expires: 4/21/20

William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2016 01:21:29 PM
\$54.00 CHERRY
20160608000197770

James W. Fuhrmeister