

THIS DEED IS BEING RERECORDED TO INCLUDE THE
LEGAL DESCRIPTION

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:

THEO WEIR
236 ASHLAND DRIVE
BIRMINGHAM, AL 35242

WARRANTY DEED

STATE OF ALABAMA)	20171120000417650	20170822000304700
		11/20/2017 08:40:16 AM	08/22/2017 09:32:43 AM
SHELBY COUNTY)	CORDEED 1/3	DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, JONATHAN A. SPANN AND SHELLEY D.S. SPANN, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto THEO WEIR AND BIRDIE O. WEIR (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

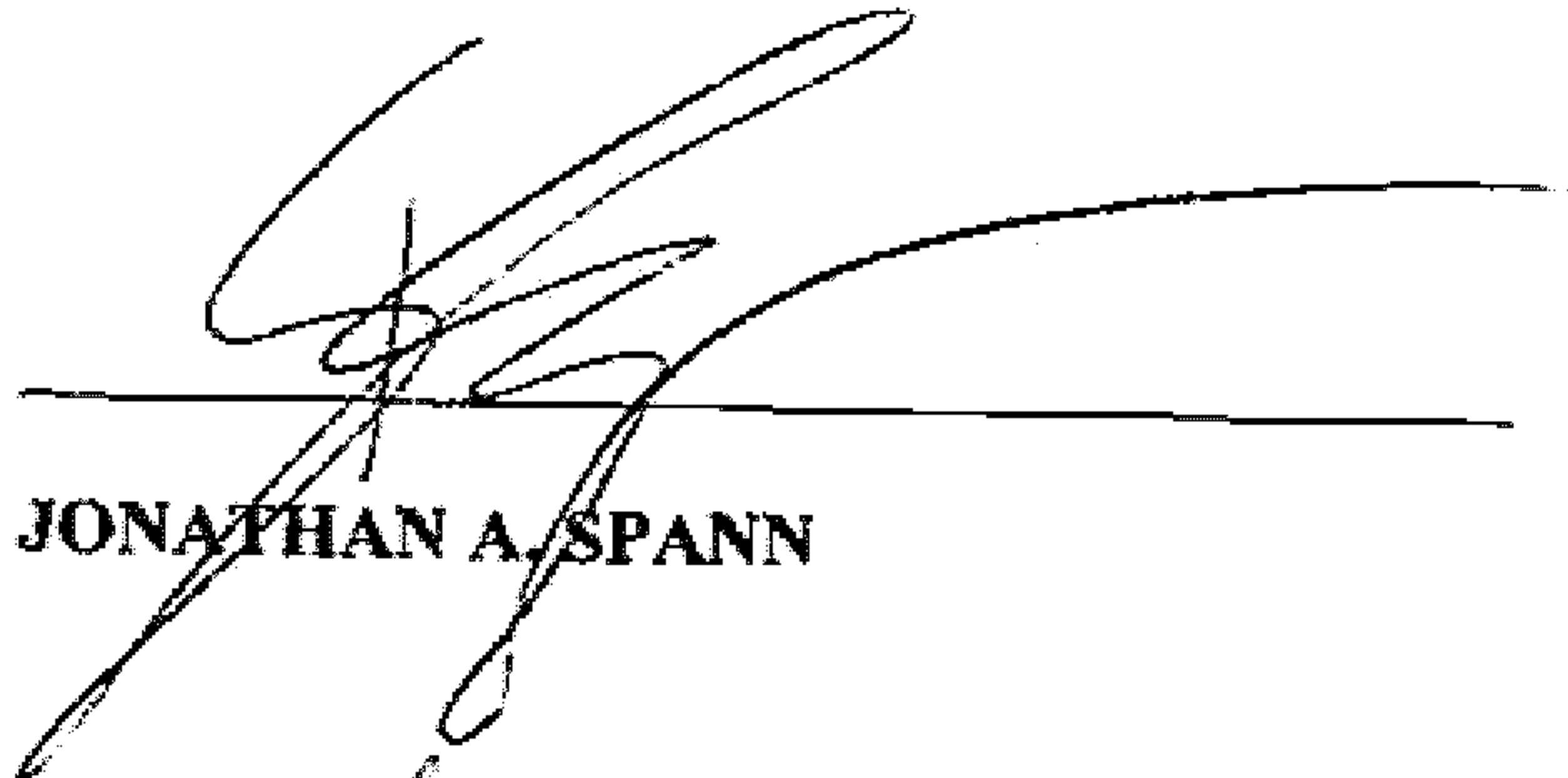
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


\$308,385 OF THE PURCHASE PRICE WAS DERIVED FROM A FIRST MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith AND \$37,730 WAS DERIVED FROM A SECOND 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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 21st day of AUGUST, 2017.



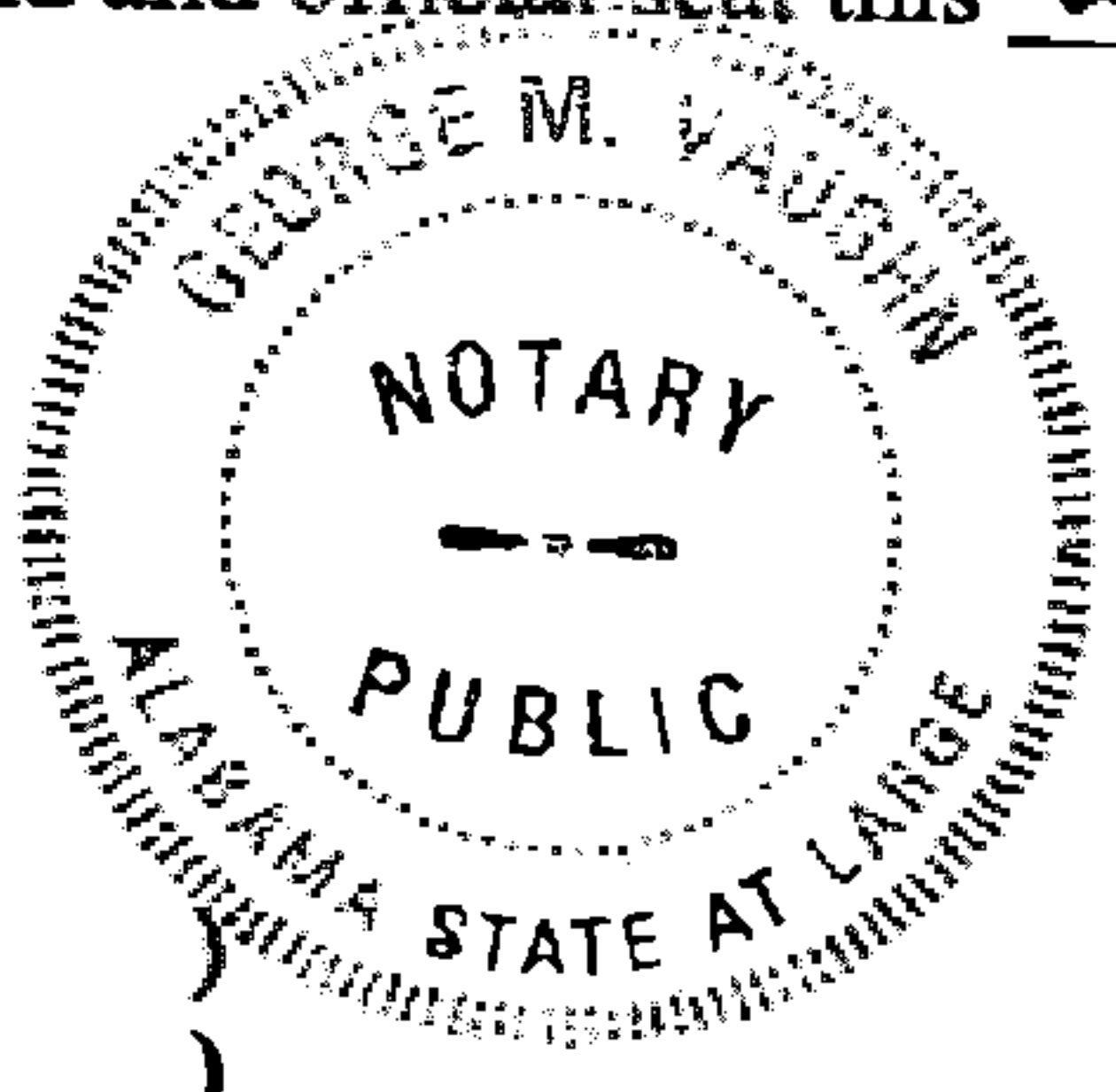
JONATHAN A. SPANN


SHELLEY D.S. SPANN

STATE OF ALABAMA) 20170822000304700 08/22/2017 09:32:43 AM DEEDS 2/3
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, JONATHAN A. SPANN, whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2017.

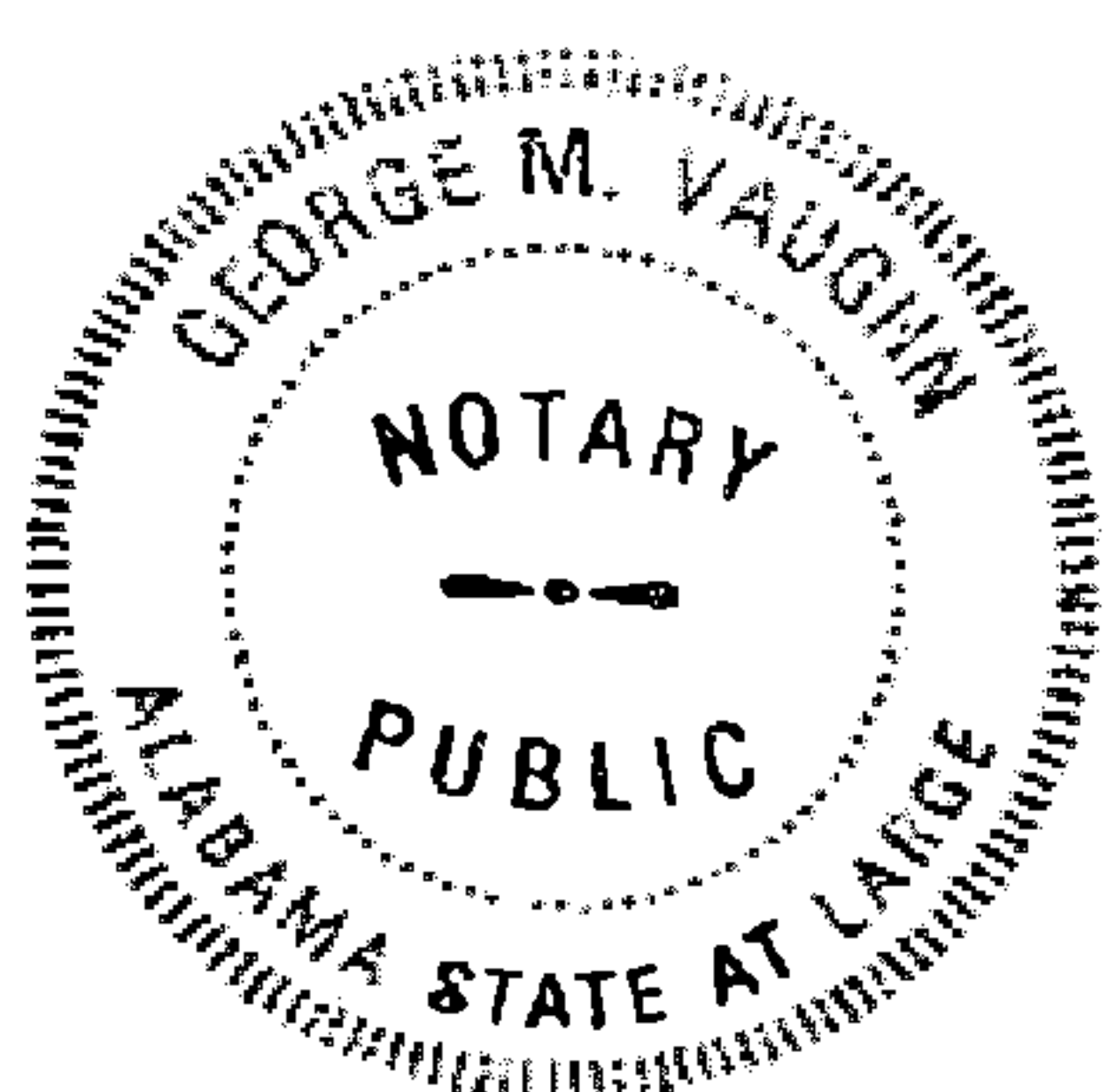


Notary Public
My Commission Expires: 9/18/2017

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, SHELLEY D.S. SPANN, whose name 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of August, 2017.



Notary Public
My Commission Expires: 9/18/2017

Exhibit A

Lot 31-34, according to the Survey of Highland Lakes, 31st Sector, Phase I, an Eddleman Community, as recorded in Map Book 34, Page 149, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common areas, all as more particularly described in the Declaration of Easement and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 31st Sector, Phase I, recorded in Instrument No. 20051215000649670, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/20/2017 08:40:16 AM
\$22.00 DEBBIE
20171120000417650

A handwritten signature in dark ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.