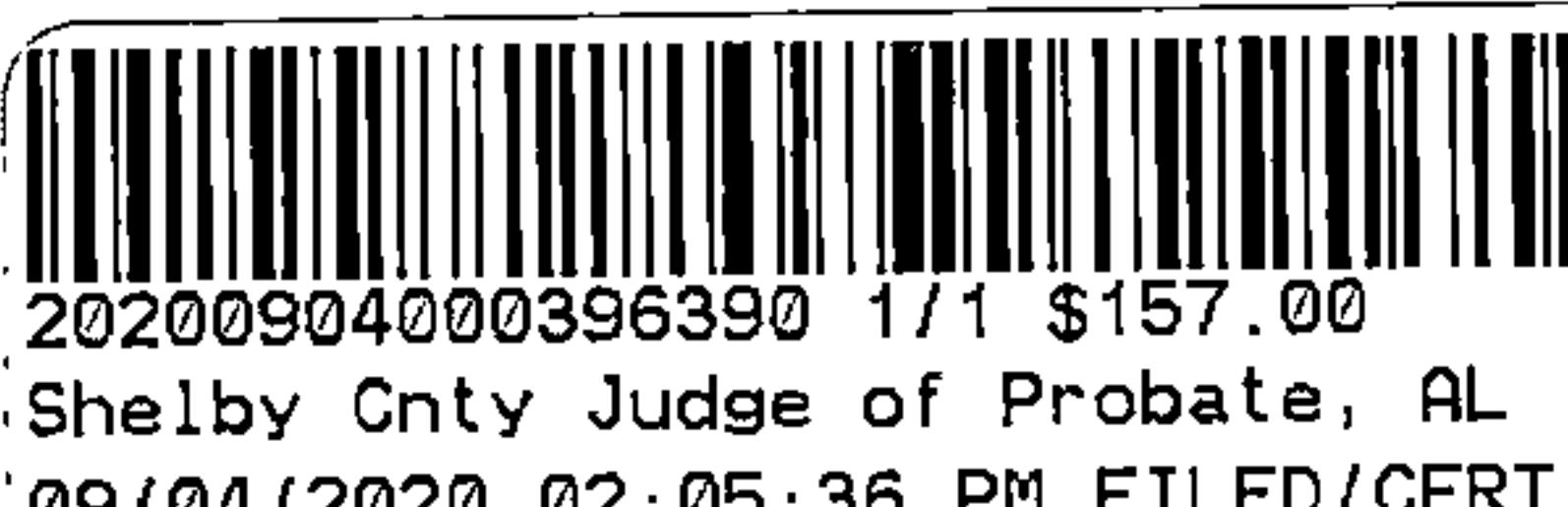


THIS INSTRUMENT PREPARED BY:
CLAY R. CARR, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043



STATE OF ALABAMA

COUNTY OF SHELBY)

GRANTEE'S ADDRESS:
Steven E. Haupt
7432 Dover Hills Drive
Wake Forest, NC 27587

Shelby County, AL 09/04/2020
State of Alabama
Deed Tax:\$135.00

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Four Hundred Thirty-Five Thousand and 00/100 (\$435,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Bryan Heath Spencer and Ashley B. Spencer, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 455 Alta Vista Drive, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Steven E. Haupt and Sara L. Haupt, husband and wife**, (hereinafter referred to as GRANTEEES), 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, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 56, according to the Survey of High Chapparal, Sector 3, as recorded in Map Book 25 page 83 A, B, & C, in the Probate Office of Shelby County, Alabama.

Property Address: 455 Alta Vista Drive, Chelsea, AL 35043

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

\$300,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 GRANTEEES, 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 GRANTEEES 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 GRANTEEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' 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 said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 4th day of September, 2020.

Bryan Heath Spencer

Ashley B. Spencer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bryan Heath Spencer and Ashley B. Spencer, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of September, 2020.

NOTARY PUBLIC Clay R. Carr
My Commission Expires: 12/28/2022

