

This instrument was prepared by:  
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2700 Highway 280 East, Suite 290E  
Birmingham, AL 35223

Send Tax Notice To:  
J. Harris Development Corporation

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Hundred Fifty-Six Thousand and 00/100 (\$156,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin, and wife Jenny Y. Spratlin**, (hereinafter referred to as **GRANTORS**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTORS** do hereby give, grant, bargain, sell and convey unto the **GRANTEE**, **J. Harris Development Corporation**, (hereinafter referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of **Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof

**Subject To:**

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

**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 **GRANTEE**, his heirs and assigns forever.

**AND SAID GRANTORS**, for said **GRANTORS**, **GRANTORS'** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** 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 **GRANTEE**, and **GRANTEE'S** 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 30th day of March, 2000.

  
William F. Spratlin

  
Jenny Y. Spratlin

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William F. Spratlin, and wife Jenny Y. Spratlin**, 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 they executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this the 30th day of March, 2000.

  
NOTARY PUBLIC

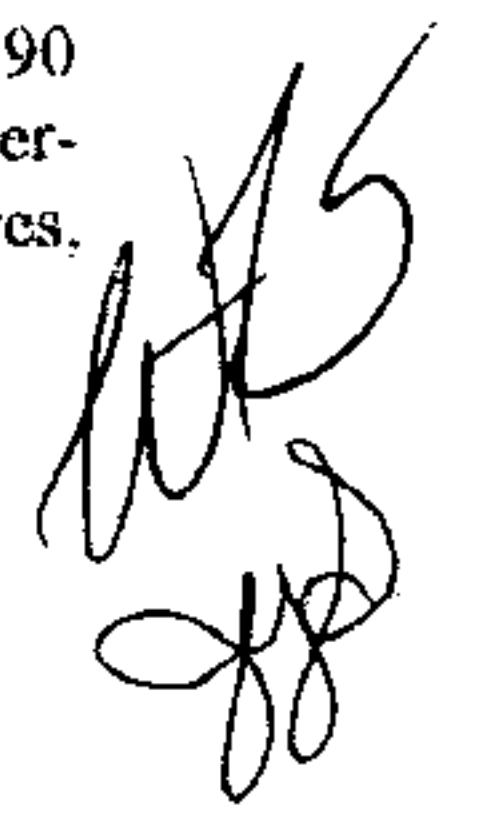
My Commission Expires: 6/5/03

Inst # 2000-12321

04/14/2000-12321  
08:52 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 147.00

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 17 and the Southeast quarter of the Southeast quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 4 inch concrete monument locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence run West along the North line of said quarter-quarter section for a distance of 659.71 feet to an iron pin found locally accepted to be Northwest corner of the East one-half of the Southeast quarter of the Southeast quarter of said Section 18; thence turn an angle to the left of 91 degrees, 34 minutes, 50 seconds and run in a Southwesterly direction along the West line of said East half for a distance of 400.13 feet to a point; thence turn an angle to the left of 90 degrees, 04 minutes, 57 seconds and run in a Southeasterly direction for a distance of 203.18 feet to a point; thence turn an angle to the right of 90 degrees, 04 minutes, 57 seconds and run in a Southeasterly direction for a distance of 8.75 feet to a point; thence turn an angle to the left of 90 degrees, 04 minutes, 57 seconds and run in an Easterly direction for a distance of 179.03 feet to a point on a curve to the left having a central angle of 35 degrees, 05 minutes, 39 seconds and a radius of 55.00 feet; thence turn an angle to the right to the chord of said curve of 119 degrees, 01 minutes, 13 seconds and run in a Southwesterly direction along the arc of said curve for a distance of 33.69 feet to a point; thence turn an angle to the right from the chord of last stated curve of 60 degrees, 58 minutes, 47 seconds and run in a Westerly direction for a distance of 163.03 feet to a point; thence turn an angle to the left of 89 degrees, 55 minutes, 03 seconds and run in a Southerly direction for a distance of 200.64 feet to a point; thence turn an angle to the left of 90 degrees, 02 minutes, 55 seconds and run in a Easterly direction for a distance of 456.81 feet to an iron pin found on the East line of the Southeast quarter of the Southeast quarter of said Section 18; thence turn an angle to the left of 90 degrees, 02 minutes, 59 seconds and run in a Northerly direction along said East line for a distance of 239.74 feet to an iron pin set; thence turn an angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Easterly direction for a distance of 400.48 feet to an iron pin set; thence turn an angle to the left of 90 degrees, 04 minutes, 19 seconds and run in a Northerly direction for a distance of 381.74 feet to a point on the North line of the Southwest quarter of the Southwest quarter of said Section 17; thence turn an angle to the left of 90 degrees, 11 minutes, 34 seconds and run in a Westerly direction along the North line of said quarter-quarter section for a distance of 400.05 feet to the point of beginning. Said parcel containing 11.80 acres, more or less.



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