

This instrument was prepared by

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This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 2268

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Thousand and No/100 (\$2,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Marvin Wellborn and wife, Linda Wellborn

(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Sprayberry and Annie B. Sprayberry

(herein referred to as GRANTEES) for and during their joint lives 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 to-wit:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of the river road; thence run South 22 deg. 32 min. West along the East right-of-way line of said County Highway #61 a distance of 247.48 feet to a point; thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.57 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point; thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

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Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to James M. Powers and wife, Barbara T. Powers recorded in Mortgage Book 381, Page 798 in Probate Office of Shelby County, Alabama, and assigned to Finance America Corporation by assignment dated June 15, 1983 and recorded in Misc. Book 51, Page 189 in said Probate Office; and that certain mortgage to John W. Reynolds and Linda G. Reynolds recorded in Mortgage Book 404, Page 500 in the Probate Office of Shelby County, Alabama; according to the terms and conditions of said mortgages and the indebtedness thereby secured.

Subject to the right of redemption from that deed in lieu of foreclosure given by Samuel Ayala, Jr. and wife, Janet L. Ayala to Marvin Wellborn and Linda Wellborn on May 12, 1983 and recorded in Book 347, Page 295 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of November, 1983

WITNESS:

Deed TAX 2.00
Fee 1.50
Fees 1.00
H. 50 1983 NOV 17 AM 8:33
STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
J. Thomas A. Shoemaker, Jr. JUDGE OF PROBATE

MARVIN WELLBORN (Seal)
LINDA WELLBORN (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marvin Wellborn and wife, Linda Wellborn whose name s. 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 15th day of November, A. D., 1983

[Redacted Signature] Notary Public.