

(Name) Leon Bradford Spradley, Lawrence Ward Spradley, Harold Malcolm Spradley
(Address) P.O.Box 114, Sterrett, Ala. 35147

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of LOVE & AFFECTION & ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ozelene Johnson Spradley, a widow

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

Leon Bradford Spradley, Lawrence Ward Spradley, and Harold Malcolm Spradley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East, described as follows: Beginning at the NW corner of the A.J. Ray lot and running South along the line of the said A. J. Ray lot, for two hundred and five feet (205) feet; thence East two hundred and five (205) feet; thence north two hundred and five (205) feet; thence West along the line of the M. C. Spradley lot to place of beginning; also part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East; Beginning thereby thirty (30) feet South West of the Southwest corner of Block G in the Town of Sterrett, Alabama, on S. & W. Railroad (now C. of Ga. Railroad) thence seventy-two (72) feet in a northeast direction along the line of said Block G, thence a northwest direction two hundred fifteen (215) feet; thence a southwest direction one hundred thirty seven (137) feet to Range line, thence South along the Range line one hundred (100) feet; thence along the right of way of the C. of G. Railroad in a southeast direction ninety-five (95) feet; thence in a northeast direction seventy (70) feet; thence seventy (70) feet to beginning corner. All of the above described land except that portion sold to the C of G. Railroad containing 0.07 acres more or less. Less and except any portion thereof which has been conveyed by A. J. Spradley, Jr.

Being the same property heretofore conveyed by Virgia Haley and husband S. L. Haley to A. J. Spradley, Jr. by deed dated July 6, 1936 and recorded in Deed Book 100 at page 438, Office of the Judge of Probate of Shelby County, Alabama.

CONTINUE ON REVERSE SIDE HEREOF FOR ADDITIONAL PROPERTY

FILED IN 2-10-1984

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, I have hereunto set my hand(s) and seal(s), this 2nd

day of July, 19 84

WITNESS:

James H. Blanton (Seal)

(Seal)

(Seal)

X Ozelene Johnson Spradley (Seal)
(Ozelene Johnson Spradley)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ozelene Johnson Spradley, a widow 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D., 19 84.

P.O. Box 114
25147

Yvonne M. Chinkacala
My Commission Expires March 19, 1985

(PROPERTY DESCRIPTION CONTINUED)

Also, part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 18, Range 2 East, described as follows: Beginning at the NW corner of the A. J. Ray lot and running South along the line of the said A. J. Ray lot for 205 feet; thence East 205 feet; thence North 205 feet; thence West along the line of the M. C. Spradley lot to place of beginning, also part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19, Township 18, Range 2 East, beginning thereby 30 feet Southwest of the Southwest corner of Block G in the Town of Sterrett, Alabama, on S & W RR (now C of Ga); thence 72 feet in a Northeast direction along the line of said Block G, thence a Northwest direction 215 feet; thence Southwest direction 137 feet to Range line; thence South along the range line 100 feet; thence along the right of way of the C of Ga Ry in a Southeast direction 95 feet; thence in a northeast direction 70 feet; thence 70 feet to beginning corner. All of above described land except that portion sold to the C of G. Ry. containing 007 acre more or less. And being the same property heretofore conveyed on July 6, 1936 to grantor, A. J. Spradley, Jr. as shown in Deed Book 100, page 438 of the Office of the Judge of Probate, Shelby County, Alabama, except any portion thereof which may have been conveyed by said A. J. Spradley, Jr.

Part of Block G according to Crumes Survey of the Town of Sterrett, Alabama, as shown by Map of said survey recorded in Deed Book 11, page 332, in the Probate Office of Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the West most corner of said Block G and run North, 45 deg. and 45 min. East 90 feet along the Northwesterly line thereof; thence South 44 deg. and 15 min. East, 50 feet; thence South 45 deg. and 45 min. West 90 feet to the Southwesterly line of said Block; thence along same North 44 deg. and 15 min. West 50 feet to the point of beginning; being situated in Shelby County, Alabama. ; Being the same property conveyed on November 6, 1953 to the grantor, A. J. Spradley, Jr. by deed from A. J. Spradley, Sr. and wife, Emma Spradley, by deed which is presently unrecorded.

LESS AND EXCEPT those portions of the above described property which have been conveyed heretofore by Ozelene Johnson Spradley and/or her late husband, A. J. Spradley, Jr.

STATE OF ALA: SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL -6 PM 12:17

Thomas A. Spradley, Jr.
JUDGE OF PROBATE

deed 144.50
Rec. 5.00
Ind 1.00
6.50

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.