

SEND TAX NOTICE TO:

(Name) Jimmie Sue B. Spratlin  
 2806 Avondale Drive  
 (Address) Johnson City, TN 37601

This instrument was prepared by

1598

(Name) Wade H. Morton, Jr. Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-6 Rev. 8-70 This deed prepared without title examination or certification.  
 CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

15,556.96

That in consideration of ONE THOUSAND and NO/100 ----- (\$1,000.00) DOLLARS,  
 and other good and valuable considerations, and the Grantee's assumption and agreement  
 to pay the hereinafter described first mortgage indebtedness,  
 to the undersigned grantor, MARKET CONSULTANTS, INC., a corporation.  
 in hand paid by

JIMMIE SUE B. SPRATLIN,

the receipt of which is hereby acknowledged, the said  
 MARKET CONSULTANTS, INC., a corporation,

does by these presents, grant, bargain, sell and convey unto the said  
 JIMMIE SUE B. SPRATLIN

the following described real estate, situated in Shelby County, Alabama:

See attached Exhibit "A" for legal description of real property conveyed by this deed.

This conveyance is subject only to the following liens, encumbrances, exceptions,  
 limitations and restrictions:

1. Taxes for 1986 and subsequent years, which became a lien on October 1, 1985, but  
 are not due and payable until October 1, 1986, and which Grantee agrees to pay in full.  
 Further, Grantee agrees to change this tax assessment into Grantee's name for 1987 and  
 subsequent years.

2. - 19. See attached Exhibit "B" for continuation of liens, encumbrances, exceptions,  
 limitations and restrictions.

As part of the consideration for this conveyance, the Grantee hereby assumes and  
 agrees to pay as the same shall become due the unpaid balance of the indebtedness evidenced  
 by the co-made promissory note dated June 9, 1984 of Market Consultants, Inc., a corporation  
 and Roger D. Grubbs to Merchants & Planters Bank, Montevallo, Alabama, secured by that  
 (continued on reverse side)

TO HAVE AND TO HOLD, To the said JIMMIE SUE B. SPRATLIN, her

heirs and assigns forever.

And said MARKET CONSULTANTS, INC., a corporation,  
 and assigns, covenant with said JIMMIE SUE B. SPRATLIN, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
 brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and  
 that it will, and its successors and assigns shall, warrant and defend the same to the said JIMMIE SUE B.  
 SPRATLIN, her

heirs, executors and assigns forever, against the lawful claims of all persons. There is no warranty or re-  
 presentation as to the condition or quality or quantity of any improvement upon this real  
 property or any part or portion of this real property.

IN WITNESS WHEREOF, the said MARKET CONSULTANTS, INC., a corporation, by its

President, Roger D. Grubbs

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th

day of April, 1986.

ATTEST:

GRANTOR:  
 MARKET CONSULTANTS, INC.

By Roger D. Grubbs  
 Its President

GRANTEE:

Jimmie Sue B. Spratlin  
 Jimmie Sue B. Spratlin  
 a Notary Public in and for said County, in

I, the undersigned, Wade H. Morton, Jr.,  
 said State, hereby certify that Roger D. Grubbs  
 whose name as President of Market Consultants, Inc.,  
 a corporation, 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, as such officer and with full authority,  
 executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of April

(SEE REVERSE SIDE FOR ADDITIONAL ACKNOWLEDGMENT)

(Continuation of Deed)

certain first mortgage executed by Market Consultants, Inc., a corporation, and Roger D. Grubbs, to Merchants & Planters Bank, Montevallo, Alabama dated June 9, 1984 and recorded in Mortgage Book 450, at Pages 485-488, in the Office of the Judge of Probate of Shelby County, Alabama. Grantors hereby warrants that as of this date the unpaid balance of the indebtedness secured by said mortgage is the sum of \$284,443.04, plus interest thereon after April 10, 1986. Grantee covenants and agrees with Grantor and with Roger D. Grubbs to pay said \$284,443.04, with interest after April 10, 1986, under the terms and conditions of said note and said mortgage. This agreement and covenant by Grantee with Grantor and with Roger D. Grubbs is evidenced by Grantee's signing of this instrument.

SIGNED FOR IDENTIFICATION:  
MARKET CONSULTANTS, INC.

BY: *Roger D. Grubbs*  
Its President

STATE OF TENNESSEE )

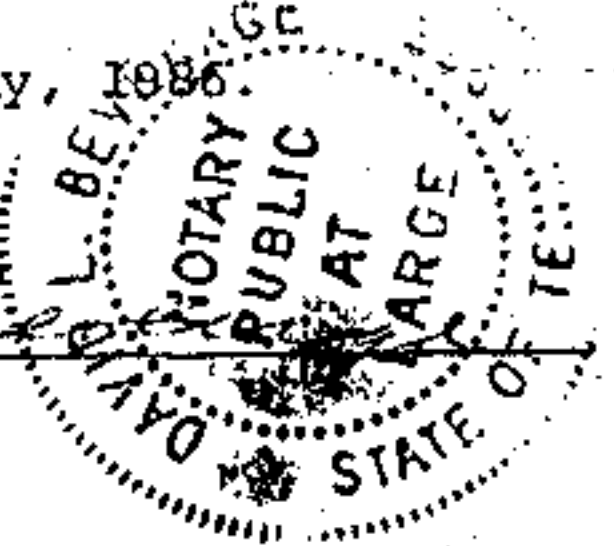
GENERAL ACKNOWLEDGMENT

COUNTY OF )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jimmie Sue B. Spratlin, a married woman, whose name is signed to this foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of this instrument and the assumption agreement recited therein, she voluntarily joined in the execution of the same as having assumed the note and first mortgage recited herein on the day this instrument bears date.

Given under my hand and official seal on this the 15<sup>th</sup> day of May, 1986.

*David A. B...*  
Notary Public



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TO

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$ .....  
Deed Tax \$ .....

THIS FORM FROM

Lauyers Title Insurance Corporation  
TITLE INSURANCE  
BIRMINGHAM, ALABAMA

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

PARCEL ONE

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(a) Being an irregular shaped plot of land lying partly within the SE 1/4 of the SW 1/4 of Section 18, Township 22 South Range 3 West, and partly within the NE 1/4 of the NW 1/4 of Section 19, Township 22 South, Range 3 West, and more particularly described as follows: Begin at the NW corner of Lot 6, in Block 2, of Thomas' Addition of the Town of Aldrich, according to Map and Survey thereof recorded in the Office of the Probate Judge of Shelby County, Alabama; thence looking East along North line of Lot 6, turn left 65 degrees 18 minutes a distance of 303.48 feet; thence an angle of 0 deg. 19 minutes to the right a distance of 580.46 feet; thence to the left at an angle of 85 degrees 55 minutes a distance of 696.48 feet; thence at an angle of 54 degrees 16 minutes to the right a distance of 109.50 feet; thence at an angle of 5 degrees 22 minutes to the right a distance of 636.67 feet; thence at an angle of 33 degrees 50' to the right a distance of 173.78 feet to the center line of Davis Creek; thence East along the center line of said Davis Creek to the East line of the SE 1/4 of the SW 1/4 of Section 18, Township 22, South, Range 3 West; thence South along said quarter section line, continuing on along the East line of the NE 1/4 of the NW 1/4 of Section 19, in said Township and Range, to the Northwest boundary line of the land conveyed by the Montevallo Coal Mining Company to J. E. Nichols, and continue in a Southwesterly direction along the Northwest boundary line of said Nichols land to the point where such Northwest boundary line would be intersected by the Northline of said Lot 6 if extended; thence along the North boundary line of said Lot 6 as extended, a distance of 288 feet to the point of beginning; EXCEPT A tract sold to Henry Grady Roper and wife, Diane Roper as described in Deed Book 354, Page 711, in the Probate Office of Shelby County, Alabama.

(b) Being a triangular shaped plot situated in the Southwest corner of the SW 1/4 of the SE 1/4 of Section 18, Township 22 South, Range 3 West, and bounded on two sides by the West and South lines respectively, of said Quarter Section, and bounded on the other and Northeasterly side by the center line of Davis Creek.

(c) Being a triangular plot situated in the Northwest corner of the NW 1/4 of the NE 1/4 of Section 19, Township 22 South, Range 3 West, and bounded on two sides by the North and West lines respectively, of said quarter section and bounded on the other and Southeasterly side by the Northwest boundary line of the land conveyed by the Montevallo Coal Mining Company to J. E. Nichols.

PARCEL TWO:

NW 1/4 of SE 1/4; the NE 1/4 of SE 1/4, and all that part of the NE 1/4 of SW 1/4 lying East of the Old Montevallo-Tuscaloosa Road, all in Section 18, Township 22 South, Range 3 West.

PARCEL THREE:

One acre square lying in the NW corner of the SW 1/4 of the SE 1/4, Section 18, Township 22 South, Range 3 West.

PARCEL FOUR:

(a) All that part of S 1/2 of SE 1/4 of Section 18, Township 22 South, Range 3 West, lying West of the R/W of the Southern Railway, with the following exceptions:

(1) Except 10 acres in SE corner of above tract being in the NW angle formed by the Montevallo-Tuscaloosa road and West line of said R/W; the West line of said 10 acres excepted running at right angles to a North line parallel with said public road, and known as "Kirchler lot".

(2) Except 1 acre, more or less, lying South of Davis Creek in SW corner of said tract.

(3) Except 2 acres in the angle formed by the public road and North line of above described tract on East side of said road, same being 1 acre wide East and West and 2 acres along North and South, known as "Harris and Buck Shivers lots". Also excepting rights and easements granted to Alabama Power Company on 3rd January 1917 as shown by deed recorded in Deed Book 61, Page 51. Except rights and easements of public in public roads. Also except that portion thereof conveyed to Alabama Power Company by deed recorded in said Probate Office in Deed Book 272, Page 920, and also except that part conveyed to Alabama Power Company by deed recorded in Deed Book 274, Page 28.

(b) All that part of SE 1/4 of SE 1/4 of Section 18, Township 22 South, Range 3 West, lying East of the right of way of the Southern Railroad, except lands conveyed in Deed Book 336, Page 456, 457, and 458, in Probate Office of Shelby County, Alabama. EXCEPT a tract sold to Donald C. Vance and wife, Susan L. Vance as described in Deed Book 355, Page 99, in the Probate Office of Alabama. Also that part of the SW 1/4 of SW 1/4 of Section 17, Township 22 South, Range 3 West, more particularly described as follows: Begin at the SW corner of SW 1/4 of SW 1/4 of said Section 17; thence run North 89 degrees 00 minutes East along South side of said forty a distance of 758 feet; thence North 44 degrees 01 minutes East a distance of 36.77 feet; thence North 40 degrees 52 minutes East a distance of 168.40 feet; thence North 43 degrees 16 minutes East a distance of 159.95 feet; thence North 18 degrees 23 minutes West a distance of 1118.45 feet; thence South 89 degrees 04 minutes West a distance of 723.06 feet to NW corner of said forty acres; thence South 3 degrees 06 minutes East along West line of said forty acres a distance of 1334.50 feet to point of beginning. Except lands described in Deed Book 318, Page 788 and 901, and in Deed Book 330, Page 376, in Probate Office of Shelby County, Alabama. EXCEPT a tract sold to L. J. Morris and Lila P. Morris described as follows: A parcel of land in the SW 1/4, Section 17, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of Section 17, run East along the Section line 338.33 feet; thence run North 631.50 feet; thence deflect right 69 degrees and run 150 feet; thence deflect right 21 degrees and run 126.82 feet to the point of beginning of subject lot; from said point, continue the last said course 248.06 feet; thence deflect left 109 degrees 23 minutes and run Northwesterly 680.33 feet to a point on a fence row; thence deflect left 70 degrees 37 minutes and run Westerly 23.09 feet; thence deflect left 90 degrees and run Southerly 641.77 feet to the beginning point.

(c) The S 1/2 of NE 1/4 of SW 1/4 of Section 18, Township 22 South, Range 3 West, Shelby County, Alabama.

All situated in Shelby County, Alabama, and containing 198.5 acres, more or less.

SIGNED FOR IDENTIFICATION:  
MARKET CONSULTANTS, INC.

BY: Roger D. Grubb  
Its President

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## LIENS, ENCUMBRANCES, EXCEPTIONS, LIMITATIONS AND RESTRICTIONS

2. LESS AND EXCEPT railroad right of way as recorded in Deed Book 12, page 55, in the Probate Office of Shelby County, Alabama. (as to Parcel Two.)
3. Easement to Alabama Power Company recorded in said Probate Office in Deed Book 270, page 345 (as to Parcel Two).
4. EXCEPT that portion within right of way of the Montevallo-Tuscaloosa Road (as to Parcel Two).
5. Subject to easement to Alabama Girls Industrial School for line for water, dated February 15, 1902, recorded in Deed Book 26, page 349, in the Probate Office of Shelby County, Alabama. (as to Parcel Two).
6. Subject to the Alabama Power Company permit recorded in said Probate Office in Deed Book 61, page 54 (as to Parcel Two).
7. Transmission line permit to Alabama Power Company recorded in said Probate Office in Deed Book 102, page 309 (as to Parcel Two).
8. EXCEPT right of way for Montevallo-Tuscaloosa Highway (as to Parcel Three).
9. Transmission line permit to Alabama Power Company recorded in said Probate Office in Deed Book 102, page 309.
10. EXCEPT easements to Alabama Power Company recorded in said Probate Office in Deed Book 269, page 867; in Deed Book 272, page 920; in Deed Book 274, page 28; in Deed Book 274, page 30; and in Deed Book 274, page 32 (as to Parcel Four).
11. EXCEPT right of way to Shelby County recorded in said Probate Office in Deed Book 237, page 387 (as to Parcel Four).
12. Transmission Line permits to Alabama Power Company recorded in said Probate Office in Deed Book 102, page 307 (as to Parcel Four).
13. Permits to Alabama Power Company recorded in said Probate Office in Deed Book 127, page 370; in Deed Book 130, page 144; in Deed Book 131, page 467 (as to Parcel Four).
14. As to Parcel Three described above, there is an exception from such tract described as one acre in a square in the subject  $\frac{1}{4}$ - $\frac{1}{4}$  Section. Information indicates that said property excepted is misdescribed and said property may actually be in the form of a parallelogram located East of the present Montevallo-Tuscaloosa Road. In any event, said one-acre exception has not been definitely located and without limitation of any other exception contained herein, the location of said one-acre tract and all other consequences existing or arising from the mislocation thereof are EXCEPTED herefrom.
15. The deed to the present owner, recorded in Deed Book 145, page 32, in the said Probate Office excepts one-acre in the NW corner . . . lying between the West line of said tract and the public road, and extending far enough South to include one acre known as the "Craig lot". This one-acre has not been adequately located and the same wherever located is excepted herefrom and the fact that the same has not been definitely located and all consequences thereof are EXCEPTED herefrom.
16. There appears of record in deed from G. W. Whatley and wife, Thel Whatley to Lee Kelly, et al, describing lands in SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 18, Township 22 South, Range 3 West, said description, as shown in Deed Book 324, page 22, in Probate Records, is indefinite and may overlap captioned lands. This and all consequences thereof are EXCEPTED.
17. No liability is assumed for possible unfilled mechanics' and materialmen's liens.
18. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, easements no recorded, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
19. Mortgage from the said Grantor to Merchants & Planters Bank, dated June 9, 1984, and filed for record on June 11, 1984, in Mortgage Book 450, page 485, in the Probate Office of Shelby County, Alabama.

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

1986 MAY 23 PM 2:18

SIGNED FOR IDENTIFICATION:  
MARKET CONSULTANTS, INC.V. Roper D. Grubbs  
Its PresidentTAX 16.00  
12.50  
1.00  
1986 MAY 23 PM 2:18Thomas A. Swannick, Jr.  
Notary PublicDeed  
Doc  
Ind