

SEND TAX NOTICE TO:

(Name) Leon B. 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. 5/82
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 FORTY-FIVE HUNDRED & NO/100 (\$4500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ruby Vick Ingram, Elinor Vick Ryals, Barbara Vick Teeters, Mattie Lou Vick
and Odessa Vick

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

Leon B. Spradley and wife, Donna L. 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 the SW $\frac{1}{4}$ of Section 19, Township 18, Range 2 East, Beginning at the NW corner of the foregoing described tract of land, and running South along the range line 140 yards; thence running Northeast 70 yards; thence running North 105 yards to line between NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 19, Township 18, Range 2 East; thence West along the said line to beginning corner, being about one and three fourths acres.

The property herein conveyed is intended to include all of the real estate in Shelby County, Alabama, owed by M. C. Vick, deceased, at the time of his death, whether correctly described, or not, and includes all of the property as described in that certain quit claim deed from L. B. Spradley and others to M. C. Vick dated November 8, 1902.

Some of the grantors have previously conveyed a portion of said property to the grantees by deed dated October, 1977, and recorded in Deed Book 310 at page 365, office of Judge of Probate of Shelby County, Alabama.

The above described property constitutes no part of the homestead of any of the grantors, or their spouses.

The grantors warrant that they are the sole surviving heirs at law and next of kin of said M. C. Vick, deceased.

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, _____ have hereunto set _____ hand(s) and seal(s), this _____

day of January, 19 87

WITNESS:

Ruby Vick Ingram (Seal)
(Ruby Vick Ingram)
Elinor Vick Ryals (Seal)
(Elinor Vick Ryals)
_____ (Seal)

Barbara Vick Teeters (Seal)
(Barbara Vick Teeters)
Mattie Lou Vick (Seal)
(Mattie Lou Vick)
Odessa Vick (Seal)
(Odessa Vick)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, _____ the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Ruby Vick Ingram
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 12 day of March January A.D., 19 87.

Clovestine C. Alexander
Notary Public.

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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

STATE OF FLORIDA)
Brow COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ELINOR VICK RYALS, 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 seal this 9 day of Mar, 1987.

Donna J. Seymour
Notary Public

Notary Public, State of Florida at Large
My Commission Expires December 9, 1988
Bonded thru Agent's Notary Brokerage

STATE OF TEXAS)
Bexar COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BARBARA VICK TEETERS, 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 seal this 28 day of Feb, 1987.

Janet K. Wright
Notary Public

Notary Public, State of Texas
My Commission Expires 9-17-89

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTIE LOU VICK, 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 seal this 11th day of February, 1987.

Paula R. Thompson
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ODESSA VICK, 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 seal this 12 day of February, 1987.

Marshall S. Berger
Notary Public

MY COMMISSION EXPIRES MAY 23, 1988

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

1987 MAR 19 PM 1:17

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Local Tax	<u>4.50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>4.00</u>
TOTAL	<u>13.50</u>