

TITLE NOT EXAMINED



GRANTEE'S ADDRESS:

Jack N. Spinks
PO Box 1710
Alabaster, AL 35007

JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) J. Michael Joiner

(Address) PO Box 1012, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN DOLLARS AND 00/100 DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jack N. Spinks and Pat Murphy

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

Jack N. Spinks and Irene K. Spinks

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

Shelby

County, Alabama to-wit:

PROPERTY SHOWN ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART
HEREOF AS FULL AS IF SET OUT HEREIN.

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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 9th

day of March, 19 90

WITNESS:

(Seal) Jack N. Spinks (Seal)
JACK N. SPINKS
(Seal) Pat Murphy (Seal)
PAT MURPHY
(Seal) _____ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, DONNA R. CATON, a Notary Public in and for said County, in said State,
hereby certify that JACK N. SPINKS & Pat Murphy
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 conveyance They executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 12th day of March, A.D., 1990

Donna R. Caton

EXHIBIT "A"

A parcel of land situated in the Southeast Quarter of the Southwest Quarter of Section 1, Township 21 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of said quarter-quarter section; thence in a Northerly direction along and with the East line of said quarter-quarter section 454.24 feet to a point; thence with a deflection of 87 deg. 18 min. left, leaving said East line, 257.33 feet to a point on the Westerly right-of-way margin of Interstate Highway 65; thence with a deflection of 67 deg. 00 min. right, along and with said Westerly right-of-way margin, 30.90 feet to the point of beginning; thence continue along said right-of-way margin 108.18 feet to a point; thence with a deflection of 27 deg. 47 min. 15 sec. right, along and with said right-of-way margin, 57.45 feet to a point; thence with a deflection of 85 deg. 12 min. 45 sec. right, leaving said Westerly right-of-way margin, 164.70 feet to a point; thence with a deflection of 97 deg. 22 min. 00 sec. right, 88.98 feet (88.94 feet in a previous description) to a point; thence with a deflection of 52 deg. 00 min. 00 sec. right, 134.60 feet to a point on the Westerly right-of-way margin of Interstate Highway 65 and the point of beginning, forming a closing interior angle of 82 deg. 22 min. According to Survey of Jerry O. Peery, A.L.P.L.S. #12697, dated May 15, 1987. Situated in Shelby County, Alabama.

SUBJECT to the following exceptions:

- ROOM 284 PAGE 591
- (a) Any common law or statutory rights of access to Interstate Highway Project #65 relinquished by deed or order of condemnation.
 - (b) Easement to Alabama Power Company as recorded in Deed Book 48, page 584, in the Probate Office of Shelby County, Alabama.
 - (c) Transmission line permits to Alabama Power Company, as recorded in Deed Book 107, page 133; Deed Book 130, page 82; and Deed Book 181, page 212, in said Probate Office.
 - (d) Rights of ingress and egress to and from caption lands.
 - (e) Driveway across caption lands as shown on survey of Jerry O. Peery, Reg. #12697, dated May 15, 1987.
 - (f) Power line and telephone line across caption lands as shown on survey of Jerry O. Peery, Reg. #12697, dated May 15, 1987.
 - (g) Encroachment upon property adjoining on the North by the fence appurtenant to insured premises, as shown on survey of Jerry O. Peery, Reg. #12697, dated May 15, 1987.

The grantors warrant that the above described property does not constitute the homestead of the grantors or their spouses.

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

90 MAR 29 AM 8:27

JUDGE OF PROBATE

1. Deed Tax	20.00
2. Mtg. Tax	
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	27.00