

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Edward Thompson and Emma M. Thompson

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

R.V. Spates and Jackie Spates

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

County, Alabama to-wit:

The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 35, Township 19, Range 2 East; being
situated in Shelby County, Alabama.

*Grantors further grant to Grantees all their rights to easement for
ingress and egress as shown by Decree, Circuit Court of Shelby County,
Alabama, Case No. CV-80-193(E), as recorded in Lis Pendens Book 6,
page 282.

*\$12,000.00 of the purchase price recited above was paid by mortgage
executed simultaneously herewith.

Inst # 1993-09213

GRANTEES' ADDRESS:

21 Spates Drive
Harpersville, Alabama 35078

04/06/1993-09213
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 14.50

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 hands(s) and seal(s), this 31st
day of March, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Edward Thompson (Seal)

Emma M. Thompson (Seal)

(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 Edward Thompson and wife, Emma M. Thompson
whose name 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 31st day of March A. D., 19 93

Notary Public

Notary Public.