

This instrument was prepared by:
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2700 Highway 280 East
Suite 150E
Birmingham, AL 35223

Send Tax Notice to: *\$9000.00*
William F. Spratlin
480 Rd 74
Chelsee, AL 35043

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

(TITLE NOT EXAMINED, LEGAL DESCRIPTION PROVIDED BY GRANTOR)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, WILLODEAN V. SPRATLIN, an unmarried woman, (hereinafter referred to as Grantor) does grant, bargain, sell and convey unto WILLIAM F. SPRATLIN and wife, JENNY Y. SPRATLIN (hereinafter referred to as GRANTEES) as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Said land being situated in the East one-half of the Southeast Quarter of the Southeast Quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron locally accpeted to be the Southeast corner of said Section 18, thence run North 0 degrees 00 minutes 56 seconds East along the East line of said Section 18 for a distance of 97.41 feet to an iron pin found at the point of beginning, said iron being on the Northwest right-of-way of Shelby County Highway #74, thence continue along last stated course for a distance of 1,218.22 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 18; thence turn an angle to the left of 88 degrees 22 minutes 15 seconds and run North 88 degrees 21 minutes 19 seconds West along the North line of said Quarter-Quarter Section for a distance of 239.07 feet to a point; thence turn an angle to the left of 91 degrees 37 minutes 45 seconds and run South 0 degrees 00 minutes 56 seconds West for a distance of 1,010.58 feet to a point; thence turn an angle to the left of 85 degrees 08 minutes 39 seconds and run South 85 degrees 07 minutes 43 seconds East for a distance of 57.20 feet to a point; thence turn an angle to the right of 58 degrees 43 minutes 21 seconds and run South 26 degrees 24 minutes 22 seconds East for a distance of 262.32 feet to a point on the Northwest right-of-way of Shelby County Highway #74; thence turn an angle to the left of 86 degrees 03 minutes 15 seconds and run North 67 degrees 32 minutes 23 seconds East along said Northwest right-of-way for a distance of 3.39 feet to a point on a curve to the right having a central angle of 2 degrees 39 minutes 02 seconds and a radius of 1,440.00 feet; thence run in a Northeasterly direction along the arc of said curve and also along said Northwest right-of-way for a distance of 66.61 feet to the point of beginning. Said Parcel contains 6.196 acres, more or less.

Subject to:

Advalorem taxes for the year 1993, which are a lien but are not due and payable until OCTober 1, 1993.

Existing easements, restrictions, building set back lines, and limitations of record.

Willodean V. Spratlin is the surviving grantee in that certain deed recorded in Deed Book 263, page 179, in the Probate Office of Shelby County, Alabama. The other grantee, Neal Frank Spratlin, having died on or about the ____ day of _____, 19____.

07/27/1993-22042
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

Inst # 1993-22042

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants with rights 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 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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this the 23, day of June, 1993.

WITNESS:

Wilodean V. Spratlin
WILLODEAN V. SPRATLIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLODEAN V. SPRATLIN, an unmarried woman, 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 the 23 day of June, 1993.

Sandra J. Hughes
NOTARY PUBLIC

My Commission Expires: 10-6-95

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Oct. 6, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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