

This instrument was prepared by:
Clayton T. Sweeney
Attorney At Law
2700 Highway 280 East
Suite 150E
Birmingham, AL 35223

Send Tax Notice to: \$7000.⁰⁰

William F. Spratlin
480 Rd 74
Chelsea, 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, RONDA SPRATLIN DANIEL, a married 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 parcel of 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 accepted 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 1,315.63 feet to an iron pin found locally accepted to be 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 the point of beginning; thence continue along last stated course for a distance of 217.39 feet to a point; thence turn an angle to the left of 91 degrees 34 minutes 50 seconds and run South 0 degrees 03 minutes 51 seconds West for a distance of 1,326.07 feet to a point on the South line of said Quarter-Quarter Section; thence turn an angle to the left of 89 degrees 43 minutes 50 seconds and run South 89 degrees 39 minutes 59 seconds East along the South line of said Quarter-Quarter Section for a distance of 213.62 feet to a point on the Northwest right-of-way of Shelby County Highway #74, said point being on a curve to the left having a central angle of 2 degrees 34 minutes 15 seconds and a radius of 1,560.00 feet; thence turn an angle to the left of 20 degrees 35 minutes 24 seconds to the chord of said curve and run in a Northeasterly direction along the arc of said curve and also along said Northwest right-of-way for a distance of 70.00 feet to a point; thence turn an angle to the left of 123 degrees 06 minutes 48 seconds from the chord of last stated curve and run North 53 degrees 22 minutes 11 seconds West for a distance of 104.70 feet to a point; thence turn an angle to the right of 16 degrees 56 minutes 09 seconds and run North 36 degrees 26 minutes 02 seconds West for a distance of 149.28 feet to a point; thence turn an angle to the right of 26 degrees 17 minutes 12 seconds and run North 10 degrees 08 minutes 50 seconds West for a distance of 88.13 feet to a point; thence turn an angle to the right of 83 degrees 26 minutes 55 seconds and run North 73 degrees 18 minutes 05 seconds East for a distance of 75.36 feet to a point; thence turn an angle to the right of 21 degrees 34 minutes 12 seconds and run South 85 degrees 07 minutes 43 seconds East for a distance of 55.45 feet to a point; thence turn an angle to the left of 94 degrees 51 minutes 21 seconds and run North 0 degrees 00 minutes 56 seconds East for a distance of 1,010.58 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.

Inst. # 1993-22044
07/27/1993-22044
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 120.00

Inst. # 1993-22044

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

The Property conveyed herein is not the homestead of the grantor or her spouse.

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 14th, day of ~~June~~, 1993.
July

WITNESS:

Rhonda Spratlin Daniel
RHONDA SPRATLIN DANIEL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RHONDA SPRATLIN DANIEL, a married 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 14th day of ~~June~~, 1993.
July

Sumner B. Higgins
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Mar. 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst. # 1993-22044

07/27/1993-22044
12:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCG 20.00