

This instrument was prepared by
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ATTORNEY AT LAW
143 Main, P.O. Box #119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Randall L. Sears and Kelly D. Sears
(Name)
4023 Hwy. 331
(Address) Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTY TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JIMMIE SUE B. SPRATLIN, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto RANDALL L. SEARS and wife, KELLY D. SEARS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith, AS THOUGH FULLY SET OUT HEREIN.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 13th day of JULY, 19 94.

WITNESS

(Seal)

(Seal)

(Seal)

Jimmie Sue B. Spratlin (Seal)
JIMMIE SUE B. SPRATLIN (Seal)

(Seal)

STATE OF ~~ALABAMA~~ TENNESSEE }
WASHINGTON COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jimmie Sue B. Spratlin 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 13th day of JULY A.D., 19 94

Jan. 25, 1998
My Commission Expires:

David Beverage
Notary Public

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EXHIBIT "A"

A parcel of land situated in the South 1/2 of Section 18 and part of the North 1/2 of section 19, Township 22 South, Range 3 West, described as follows: Commence at the SE corner of the SE 1/4 of section 18 and go North 89 deg. 52 min. 30 sec. West along the South boundary of said section 18 for 2000.78 feet to a point on a curve on the Westerly Boundary of Pebble Road and the Point of Beginning; thence continue North 89 deg. 52 min. 30 sec. West along said South Boundary for 297.47 feet to the West bank of Davis Creek; thence South 50 deg. 14 min. 00 sec. West for 358.69 feet; thence South 46 deg. 40 min. 16 sec. West for 289.03 feet; thence South 46 deg. 31 min. 55 sec. West for 100.47 feet; thence South 75 deg. 14 min. 12 sec. West for 9.50 feet; thence South 81 deg. 10 min. 44 sec. West for 134.24 feet; thence North 64 deg. 22 min. 03 sec. West for 696.48 feet; thence North 10 deg. 04 min. 29 sec. West for 109.50 feet; thence North 04 deg. 43 min. 07 sec. West for 636.67 feet; thence North 29 deg. 07 min. 03 sec. East for 173.78 feet to the center-line of Davis Creek; thence eleven (11) courses down said creek as follows: go South 71 deg. 46 min. 22 sec. East for 143.58 feet; thence South 78 deg. 41 min. 46 sec. East for 71.35 feet; thence South 84 deg. 36 min. 10 sec. East for 92.96 feet; thence South 53 deg. 25 min. 43 sec. East for 50.49 feet; thence South 31 deg. 34 min. 03 sec. East for 74.48 feet; thence North 77 deg. 50 min. 23 sec. East for 95.07 feet; thence South 68 deg. 37 min. 16 sec. East for 122.53 feet; thence South 89 deg. 39 min. 00 sec. East for 147.37 feet; thence South 73 deg. 01 min. 27 sec. East for 74.31 feet; thence South 38 deg. 44 min. 50 sec. East for 134.52 feet; thence South 67 deg. 45 min. 58 sec. East for 100.24 feet to the East Boundary of Kimberly Clark property; thence North 02 deg. 26 min. 55 sec. West along said East Boundary for 987.71 feet to the West Boundary of Pebble Road; thence South 17 deg. 03 min. 27 sec. East along said West Boundary for 625.65 feet to the beginning of a curve to the left, having a central angle of 44 deg. 42 min. 44 sec. and a radius of 230.00 feet; thence southeasterly along said curve for 179.49 feet to the point of tangent; thence South 61 deg. 46 min. 11 sec. East along the West Boundary of Pebble Road for 232.02 feet to the beginning of a curve to the right, having a central angle of 53 deg. 47 min. 41 sec., and a radius of 120.00 feet; thence southeasterly along said curve for 112.67 feet to the point of tangent; thence South 07 deg. 48 min. 28 sec. East along the West Boundary of Pebble Road for 287.39 feet to the beginning of a curve to the left, having a central angle of 50 deg. 13 min. 13 sec. and a radius of 145 feet; thence southeasterly along said curve for 127.09 feet to the Point of Beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1994 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 102 pages 309 and 307; Deed 269 page 867; Deed 127 page 370; Deed 130 page 144; Deed 131 page 467; Deed 272 page 920 and Deed 274 pages 28, 30 and 32 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed 237 page 387 in Probate Office.

Rights of riparian owners in and to the use of Davis Creek.

Less and except any part within Creek or right of way.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF FIRST ALABAMA BANK IN THE SUM OF \$50,000.00, EXECUTED BY THE GRANTEEES HEREIN ON THE _____ DAY OF JULY, 1994.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

Dated: 7-13-94

Jimmie Sue B. Spratlin

Jimmie Sue B. Spratlin

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