

This instrument was prepared by

(Name) Clayton T. Sweeney
(Address) 2700 Hwy 280E, Suite 290E
Birmingham, AL 35223

Send Tax Notice To: Thomas C. Lines

name
480 County Road 74
Chelsea, AL 35043
address

WARRANTY DEED-

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Forty-Two Thousand Five Hundred Ninety-Five and No/100's--

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, William F. Spratlin and wife, Jenny Y. Spratlin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Thomas C. Lines

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable
until October 1, 1994.

Existing covenants and restrictions, easements, building lines and limitations
of record.

\$125,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1994-29501

09/28/1994-29501
11:55 AM CERTIFIED
JUDGE OF PROBATE
SHELBY COUNTY JUDGE
MCD 200

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 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 26th
day of September, 1994.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State,
hereby certify that William F. Spratlin and Jenny Y. Spratlin
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 26th day of September, A. D., 1994

My commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

Parcel of land situated in the East 1/2 of the SE 1/4 of the SE 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Commence at a 3 inch capped iron locally accepted to be the Southeast corner of said Section 18; thence run North 0 deg. 00 min. 56 sec. 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 598.59 feet to an iron pin set; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run North 89 deg. 59 min. 04 sec. West for a distance of 264.22 feet to an iron pin set; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run South 00 deg. 00 min. 56 sec. West for a distance of 382.01 feet to an iron pin set; thence turn an angle to the left of 85 deg. 08 min. 39 sec. and run South 85 deg. 07 min. 43 sec. East for a distance of 82.54 feet to a point; thence turn an angle to the right of 58 deg. 43 min. 21 sec. and run South 26 deg. 24 min. 22 sec. East for a distance of 262.32 feet to a point on the Northwest right of way of Shelby County Highway No. 74; thence turn an angle to the left of 86 deg. 03 min. 15 sec. and run North 67 deg. 32 min. 23 sec. 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 deg. 39 min. 02 sec. and a radius of 1,440.00 feet; thence run in a North-easterly 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; being situated in Shelby County, Alabama.

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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 28.50