

This instrument prepared by:  
John N. Randolph, Attorney  
Sirots & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Charles E. Spraberry  
8448 Highway 41 South  
Leeds, AL. 35094

## WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of Ten Thousand and 00/100 (\$10,000.00) Dollars to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Sidney W. Smyer, III, unmarried (herein referred to as grantor) do grant, bargain, sell and convey unto Charles E. Spraberry and Mary Spraberry (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

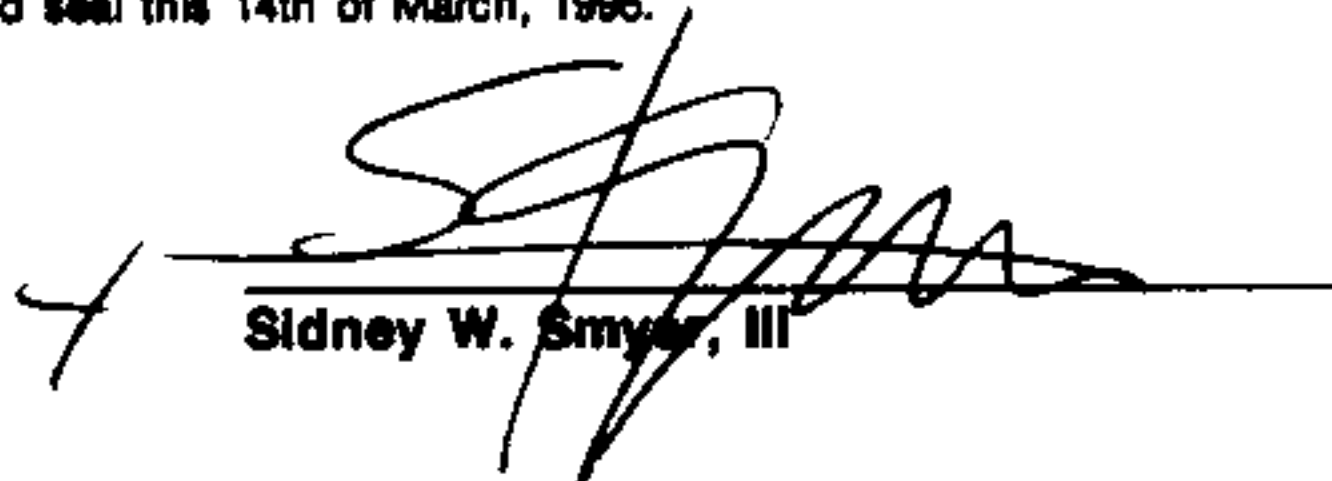
Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 131, Page 205; Deed Book 315, Page 778; and Deed Book 333, Page 369, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 196, Page 284, in Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right 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 in fee simple 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.

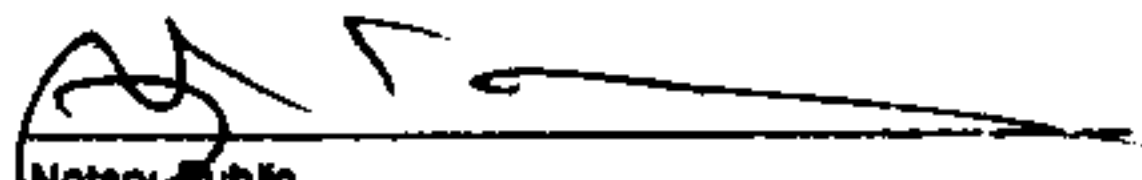
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th of March, 1996.

 (Seal)  
Sidney W. Smyer, III

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney W. Smyer, III, unmarried 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 1996.

  
Notary Public  
Affix Seal

Inst # 1996-08997

03/20/1996-08997  
11:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SMA 21.00

EXHIBIT A

LEGAL DESCRIPTION  
(SPRABERRY PROPERTY)

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 18 South, Range 1 East; thence run South along the East line of said 1/4-1/4 Section for 127.86 feet to a point on the Southeasterly right of way line of County Road #41, said point being the point of beginning of the property herein described; thence continue South along the East line of said 1/4-1/4 Section for 481.46 feet; thence turn 143 degrees 13 minutes 54 seconds right and run Northwesterly for 176.28 feet; thence turn 22 degrees 32 minutes 42 seconds left and run Northwesterly for 180.64 feet to a point on the Southerly right of way line of County Road #41; thence run 105 degrees 45 minutes 33 seconds right and run Northeasterly along said road right of way for 360.00 feet to the point of beginning. According to survey of Jeff D. Arrington, RLS #18664, dated January 12, 1996.

Inst # 1996-08997

03/20/1996-08997  
11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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