

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ROGER H. SPRATLIN
DEBRA B. SPRATLIN
520 Rd. 74
Chelsea, Al. 35043

TITLE NOT EXAMINED

STATE OF ALABAMA)
COUNTY OF SHELBY)

TITLE NOT EXAMINED

EASEMENT

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS and Other Good and Valuable Consideration (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we RODNEY BRADLEY and wife, GLENDA BRADLEY, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto ROGER H. SPRATLIN and DEBRA B. SPRATLIN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

An easement for ingress and egress situated in the Southeast Quarter of the Southeast Quarter of Section 18 and the Northeast Quarter of the Northeast Quarter of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at a concrete monument locally accepted to be the Southeast corner of said Section 18, thence run West along the line between said Section 18 and 19 for a distance of 640.59 feet to a point; thence turn an angle to the right of 89 degrees 43 minutes 50 seconds and run in a northerly direction for a distance of 478.27 feet to an iron pin set; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 131.81 feet to an iron pin set; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a northerly direction for a distance of 212.88 feet to an iron pin set; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 151.81 feet to an iron pin set on the West side of the East one-half of the Southeast Quarter of the Southeast Quarter of said Section 18; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a southerly direction along the West side of said East one-half for a distance of 125.61 feet to the point of beginning of a 20 foot ingress and egress easement; thence continue along last stated course for a distance of 651.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a westerly direction for a distance of 200 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes and 00 seconds and run in a northerly direction for distance of 651.00 feet to a point; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an easterly direction for a distance of 20.00 feet to the point of beginning.

Subject to:

Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996. Existing covenants and restrictions, easements, building lines, and limitations of record.

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/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 26 day of April, 1996.

Rodney Bradley
RODNEY BRADLEY

Glenda Bradley
GLENDA BRADLEY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RODNEY BRADLEY and GLENDA BRADLEY, 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 26 day of April, 1996.

Sandra J. Hughes
Notary Public

My Commission Expires:

04/30/1996-14023
10:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct. 6, 1999.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Inst # 1996-14023