

This instrument was prepared by

Conwill & Justice  
P. O. Box 557  
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Roosevelt Spates and wife, Jackie Fay Spates  
herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Claude Slaughter and Sarah Slaughter

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

Commence at the Northeast corner of Section 35, Township 19 South, Range 2 East; thence 673.95 feet Westerly along the North Section line of said Section; thence left 90 deg. 0 min. 00 sec. 811.08 feet to the point of beginning; thence right 90 deg. 0 min. 00 sec. 235.00 feet; thence left 90 deg. 0 min. 00 sec. 375.00 feet; thence left 90 deg. 0 min. 00 sec. 235.00 feet; thence left 90 deg. 0 min. 00 sec. 375.00 feet to the point of beginning. Containing 2.02 acres.

ALSO, a 20 foot easement for utilities and ingress and egress over the Grantors' remaining property. Said easement would run from Shelby County Highway # 463 and will run 10 feet on both sides of the center line of an existing driveway. Said driveway runs in a Westerly and Southwesterly direction from said Highway # 463 to the above described property.

Grantees' address:

✓ 23 Spates Drive  
Harpersville, Alabama 35078

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 3  
day of March, 19 97.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Roosevelt Spates (Seal)  
Roosevelt Spates

Jackie Fay Spates (Seal)  
Jackie Fay Spates (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Roosevelt Spates and wife, Jackie Fay Spates  
whose name Inst # 1997-28312 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 3 day of March, A. D., 19 97

Form 31-A

Margaret Boyd  
Notary Public.

my seal expires  
2/12/2001

09/04/1997-28312  
11:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

Inst # 1997-28312