

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

SEND TAX NOTICE TO:
BARRY OSBORN
FRANKIE OSBORN

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY THOUSAND DOLLARS AND NO/100's (\$70,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we WILLIAM F. SPRATLIN, a married man, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto BARRY OSBORN and FRANKIE OSBORN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

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

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$55,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantor nor his spouse.

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 16th day of December, 1997.


WILLIAM F. SPRATLIN

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM F. 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 1997.


Notary Public
My Commission Expires: 5/20/98
Inst # 1997-42478

12/31/1997-42478
01:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 28.50

Inst # 1997-42478

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 2 West and also in the NW 1/4 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at a crimped iron found at the SE corner of the NE 1/4 of the SE 1/4 of said Section 25; thence run West along the South line of said 1/4 1/4 Section for a distance of 289.44 feet to a point; thence turn an angle to the right of 87 deg. 03 min. 57 sec. and run in a Northerly direction for a distance of 838.42 feet to the point of beginning; thence continue along last stated course for a distance of 882.48 feet to a point on the center line of a road; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in an Easterly direction along the center line of said road for a distance of 599.97 feet to a point on a curve to the right having a central angle of 43 deg. 48 min. 38 sec. and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the center line of said road for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the center line of said road for a distance of 208.26 feet to a point on a curve to the left having a central angle of 27 deg. 53 min. 47 sec. and a radius of 175.00 feet; thence run in a Southeasterly direction along the center line of said road for a distance of 85.20 feet to a point; thence turn an angle to the left from the radius of last stated curve of 15 deg. 54 min. 51 sec. and run in a Southerly direction for a distance of 598.87 feet to a point; thence turn an angle to the right of 80 deg. 00 min. 00 sec. and run in a Westerly direction for a distance of 1055.72 feet to the point of beginning; being situated in Shelby County, Alabama.

A 60 foot non-exclusive easement lying 30 feet either side of a line situated in Section 25, Township 20 South, Range 2 West, and Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at an iron pin locally accepted to be the NW corner of the NE 1/4 of the NE 1/4 of said Section 25; thence run South along the West line of said 1/4 1/4 Section for a distance of 539.23 feet to the centerline of an easement as described in Deed Book 322 on page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 60 deg. 40 min. 53 sec. and run in a Southwesterly direction along the centerline of said easement for a distance of 298.72 feet to the point of beginning of the 60 foot easement herein described; thence turn an angle to the left of 136 deg. 03 min. 15 sec. and run in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 214.72 feet to a point on a curve to the right having a central angle of 54 deg. 06 min. 51 sec. and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 188.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 59.58 feet to a point on a curve to the left having a central angle of 22 deg. 30 min. 58 sec. and a radius of 300.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 117.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the

EXHIBIT "A" (continued)

right having a central angle of 55 deg. 03 min. 06 sec. and a radius of 200.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 192.17 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 369.16 feet to a point on a curve to the right having a central angle of 50 deg. 11 min. 13 sec. and a radius of 269.51 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 236.08 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 204.68 feet to a point on a curve to the left having a central angle of 21 deg. 47 min. 12 sec. and a radius of 201.35 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 76.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 42.70 feet to a point on a curve to the left having a central angle of 113 deg. 46 min. 59 sec. and a radius of 75.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 148.94 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 212.45 feet to a point on a curve to the right having a central angle of 30 deg. 45 min. 16 sec. and a radius of 415.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the said 60 foot easement for a distance of 222.76 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 76.50 feet to a point on a curve to the left having a central angle of 47 deg. 14 min. 08 sec. and a radius of 114.35 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 94.27 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 1266.53 feet to a point on a curve to the right having a central angle of 43 deg. 48 min. 38 sec. and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 208.26 feet to a point on a curve to the left having a central angle of 42 deg. 56 min. 33 sec. and a radius of 175.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 131.16 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 deg. 55 min. 29 sec. and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 149.84 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 655.00 feet to the end of said 60 foot easement.

ALSO,

A 60 foot non-exclusive access easement lying 30 feet either side of a line situated in the East 1/2 of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a crimped iron found at the SE corner of the NE 1/4 of the SE 1/4 of said Section 25; thence run West along the South line of said 1/4 1/4 Section for a distance of 289.44 feet to the point of beginning of the center line of said 60 foot easement; thence turn an angle to the right of 87 deg. 03 min. 57 sec. and run in a Northerly direction along the center line of said 60 foot easement for a distance of 1720.90 feet to the end of said easement and the intersection of 60 foot overall non-exclusive easement described herein.

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