

THIS DEED WAS PREPARED BY:

JOHN DAUGHERTY
ATTORNEY AT LAW
1601 GENTILLY DRIVE
VESTAVIA HILLS, AL. 35226

SEND TAX NOTICES TO:

JERRY THOMAS SPATES
200 Glaze Ferry Road
Harpersville, Al. 35078

\$ 30,000.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Lonnie Jackson Rodgers, a married man, Tera R. Rodgers, a married woman, and Terrie L. McKinnon, a married woman, (Grantors) hereby grant, bargain, sell and convey unto Jerry Thomas Spates, a married man, (Grantee), all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The N ½ of the SW 1/4 of the NE 1/4 of Section 35, Township 19, Range 2 East, Shelby County, Alabama.

Subject to a non-exclusive 30-foot right of way and utility easement reserved by grantors along the entire Eastern boundary of the above described property.

The above described property does not constitute any part of the homestead of the grantors.

TO HAVE AND TO HOLD the described premises to said GRANTEE, his SUCCESSORS and ASSIGNS FOREVER.

And we do for ourselves and for our heirs, executors, and administrators covenant with the

07/27/1998-28505
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 44.50

mt A

Inst # 1998-28505

said grantee, his heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; and that we have a good right to sell and convey the same as aforesaid.

Given under my hand and seal, this 23rd day of June, 1998

Lonnie Jackson Rodgers
LONNIE JACKSON RODGERS (Grantor)

Tera R. Rodgers
TERA R. RODGERS (Grantor)

Terrie L. McKinnon
TERRIE L. MCKINNON (Grantor)

State of Alabama)
County of Jefferson)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Lonnie Jackson Rodgers, 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 this the 23rd day of June, 1998.

Monica Lee Adair
Notary Public

My Commission expires: MY COMMISSION EXPIRES NOV. 2, 1999

State of Alabama)
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Tera R. Rodgers, 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 this the 23rd day of June 1998.

Monica Lee Adair
Notary Public

My Commission expires: NOV. 2, 1999

State of Alabama)
County of Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Terrie L. McKinnon, 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 this the 23rd day of June 1998.

Monica Lee Adair
Notary Public

My Commission expires: NOV. 2, 1999

Inst # 1998-28505

07/27/1998-28505
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 44.50