

\$70,000.00

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

SEND TAX NOTICE TO:
SPRATLIN CONSTRUCTION CO.,

STATE OF ALABAMA}
SHELBY COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN DOLLARS AND NO/100's (\$10.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **WILLIAM F. SPRATLIN**, a married man (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **SPRATLIN CONSTRUCTION CO., INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

\$70,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

Subject to:
Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998.
Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

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

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

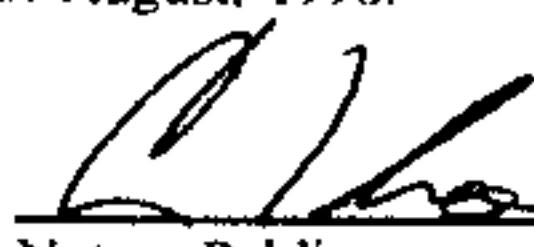
IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 20th day of August, 1998.


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 and as their act on the day the same bears date.

Given under my hand and seal of office this 20th day of August, 1998.


Notary Public
My Commission Expires: 5/29/99

08/26/1998-33225
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 14.50

C. Sweeney

998-33225

Exhibit "A"

First American Title Insurance Company COMMITMENT SCHEDULE C

Agent File No.: 119393

The land referred to in this Commitment is described as follows:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 2 West, 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:

Begin at an iron pin found locally excepted to be the NE corner of the SE 1/4 of the NE 1/4 of said Section 25, thence run in a westerly direction along the North line of said 1/4-1/4 Section for a distance of 408.51 feet to a point; thence turn an angle to the left of 92 deg. 41 min. 47 sec. and run in a southeasterly direction for a distance of 969.15 feet to a point on the center line of a road; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a northeasterly direction along the centerline of said road for a distance of 698.68 feet to a point on a curve to the right having a central angle of 14 deg. 43 min. 30 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 road for a distance of 89.95 feet to a point; thence run radial to last stated curve in a northeasterly direction for a distance of 985.15 feet to a point on the North line of the SW 1/4 of the NW 1/4 of said Section 30; thence turn an angle to the left of 103 deg. 56 min. 26 sec. and run in a westerly direction along the North line of said 1/4-1/4 Section for a distance of 630.05 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, the following described easement:

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

Exhibit "A" Continued

centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the 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.

Inst # 1998-33225

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TOTAL P.07