

THIS INSTRUMENT PREPARED BY:

NAME KATHY LONG SKIPPER, ESQUIRE

ADDRESS 1901 Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To:

DONNA LYNN SPRADLEY
c/o Attorney Kathy Long Skipper

1901 Montgomery Highway
Birmingham, Alabama 35209

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and all other valuable consideration (\$10.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LEON BRADFORD SPRADLEY, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DONNA LYNN SPRADLEY, a single woman

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

A part of Section 19, Township 18 South, Range 2 East, being more particularly described as follows:

Begin at the NE corner of A. J. Spradley's lot, said corner being a point on the NW boundary line of Block G at a distance of 240.40 feet from the North most corner of said Block G as recorded in Deed Book 11, page 332, in the Probate Office of Shelby County, Alabama; from the point of beginning run Northeasterly along the NW line of said Block G 240.40 feet to the North most corner of said Block G; thence turn 90 deg. 29' left and run Northwesterly 151.30 feet; thence turn 72 deg. 38' left and run Southwesterly 200.0 feet; thence turn 94 deg. 02' left and run Southeasterly 214.75 feet to the point of beginning. According to survey of M. D. Arrington, Registered Land Surveyor, dated September 20, 1982, and being the same property heretofore conveyed to Littleton Eason, as shown by deed recorded in Deed Book 232, page 551, Office of the Judge of Probate of Shelby County, Alabama, and being the same property devised by said Littleton Eason to the grantor, Tharon Eason, as shown by Item Four of said Last Will and Testament which has been admitted to probate in Shelby County, Alabama. THIS DEED WAS EXECUTED PURSUANT TO COURT ORDER IN THE CASE OF LEON BRADFORD SPRADLEY V. DONNA LYNN SPRADLEY, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA AND RENDERED MAY 30, 1996.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 7 day of January, 1999.

(Seal)

Leon Bradford Spradley
LEON BRADFORD SPRADLEY (Seal)

(Seal)

(Seal)

01/07/1999-00880
12:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Vickie A. Mizzell, a Notary Public in and for said County, in said State, hereby certify that LEON BRADFORD SPRADLEY 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 7 day of January, A. D., 1999.

Vickie A. Mizzell
Notary Public.
Exp: 8-22-99