

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Steven C. Spears(Address) 6070 Hwy 25Montevallo, AL 35115

MINIMUM VALUE: \$ 1,000.00

WARRANTY DEEDSTATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, STEVEN C. SPEARS, a married man; MITCHELL A. SPEARS, a married man; EDDIE W. SPEARS, a married man; and JAMES D. SPEARS, a married man; and the Estate of JAMES K. SPEARS, deceased, by and through his Personal Representative, STEVEN C. SPEARS (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto STEVEN C. SPEARS, MITCHELL A. SPEARS, EDDIE W. SPEARS and JAMES D. SPEARS, as tenants in common

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

A parcel of land located in part of Sections 7 and 12, both in Township 24 North, Range 13 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section 7; thence South 3 deg. 50' 38" E a distance of 1221.79' (1223.18' deed) to a point on the Westerly R.O.W. line of County Road #19 (80' R.O.W.); thence N 2 deg. 36' 12" W along said R.O.W. line, a distance of 9.23' to the Point of Beginning; thence continue along last described course a distance of 246.22'; thence leaving said R.O.W. line, S 89 deg. 58' 04" W a distance of 448.88'; thence S 5 deg. 33' 40" W a distance of 209.99'; thence S 62 deg. 00' 05" E along an existing fence line a distance of 299.16'; thence leaving said fence line, N 22 deg. 08' 44" E a distance of 132.60'; thence S 83 deg. 27' 03" E a distance of 167.38' to the POINT OF BEGINNING.

THE REAL ESTATE HEREIN DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE HEREINABOVE DESIGNATED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

REFERENCE IS FURTHER MADE TO THE DEED AND HEIRSHIP AFFIDAVIT RECORDED AT INSTRUMENT NUMBER: 1998-37646, SAME OF WHICH IS INCORPORATED HEREWITH.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of January, 19 99

Steven C. Spears, Ex (Seal)
Estate of James K. Spears, by and
through STEVEN C. SPEARS, his Personal
Representative (Seal)

Mitchell A. Spears (Seal)
MITCHELL A. SPEARS

STATE OF ALABAMA
SHELBY

County }

General Acknowledgment

Steven C. Spears (Seal)
STEVEN C. SPEARS

Eddie W. Spears (Seal)
EDDIE W. SPEARS

James D. Spears (Seal)
JAMES D. SPEARS

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that STEVEN C. SPEARS, MITCHELL A. SPEARS, EDDIE W. SPEARS and JAMES D. SPEARS whose name(s) are 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 9th day of January, 19 99

9/2002
My Commission Expires:

Steven C. Spears
Notary Public

06:04 PM / CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1.00

1998-37646-1