

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Jack N. Spinks

(Address) 63 Mike's Road
Brierfield Ala 35035

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Five Thousand and no/100-----

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

Fred M. Richards and wife, Sarah Jo Richards

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

Jack N. Spinks

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

Inst # 1999-22452

05/28/1999-22452

08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 13.50

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 2 West; thence proceed in a Westerly direction along said 1/4-1/4 Section line North 90 degrees 00 minutes 00 seconds West a distance of 942.04 feet; thence South 04 degrees 44 minutes 00 seconds West for 28.80 feet to a point on the Southern right of way of County Road 213 and the point of beginning; thence continue along last described course for a distance of 249.40 feet to an axle found; thence run South 81 degrees 16 minutes 00 seconds East for 174.09 feet to an axle found; thence South 04 degrees 25 minutes 37 seconds West for 100.00 feet to an axle found; thence South 04 degrees 49 minutes 29 seconds West for 100.05 feet to a 3-inch open top pipe found; thence North 88 degrees 41 minutes 32 seconds East for 40.90 feet to an iron pin found; thence South 85 degrees 54 minutes 39 seconds East for 116.10 feet to an iron pin found; thence North 00 degrees 16 minutes 39 seconds West for 60.54 feet to a capped rebar set and the West right of way line of AT&T transmission line; thence run North 05 degrees 13 minutes 02 seconds West along said Western right of way for 385.22 feet to an iron pin set on the Southern right of way of County road 213; thence North 77 degrees 15 minutes 46 seconds West along said Southern right of way for 261.23 feet to the point of beginning.
Situating in Shelby County, Alabama.

According to survey of Rodney Shiflett, RLS #21784, dated May 18, 1999.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$70,000.00 of the above recited purchase price was paid from a purchase money mortgage recorded simultaneously 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 the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th

day of May, 1999

(Seal)

Fred M. Richards

(Seal)

(Seal)

(Seal)

Sarah Jo Richards

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Fred M. Richards and Sarah Jo Richards, whose names are signed to the foregoing conveyance 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 27th day of May, A.D., 1999

My Commission Expires: 10/16/2000

Notary Public