

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

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) Mitchell A. Spears

(Address) P.O. Box 119

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE 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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, 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 STEVEN C. SPEARS, As Personal Representative of the Estate of James K. Spears, deceased,**

(herein referred to as grantors) do grant, bargain, sell and convey unto

MITCHELL A. SPEARS, and wife, PLEASIA F. SPEARS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY County, Alabama** to-wit

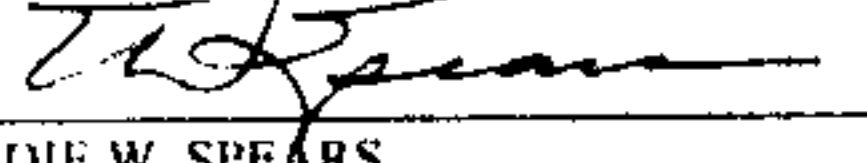
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith AS THOUGH FULLY SET OUT HEREIN

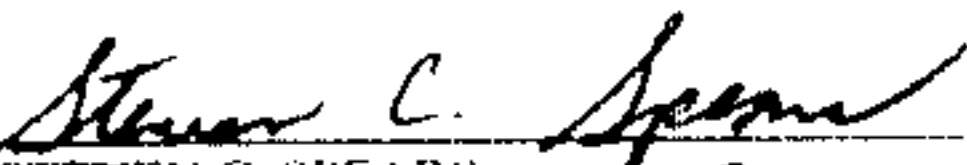
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever

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 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 31st day of December, 1999

 (Seal)
MITCHELL A. SPEARS

 (Seal)
EDDIE W. SPEARS

 (Seal)
STEVEN C. SPEARS

 (Seal)
JAMES D. SPEARS

 (Seal)
ESTATE OF JAMES K. SPEARS,
DECEASED, BY STEVEN C. SPEARS,
HIS PERSONAL REPRESENTATIVE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

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 names 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 31st day of December, 1999


Notary Public
My Commission Expires 2/25/2003

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT IN REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that **STEVEN C. SPEARS** whose name as **Personal Representative for the Estate of James K. Spears** 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 this conveyance, he in his capacity as such Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31st day of December, 1999


Notary Public
My Commission Expires 2/25/2003
01/27/2000-02824
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

EXHIBIT "A"

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 S 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.

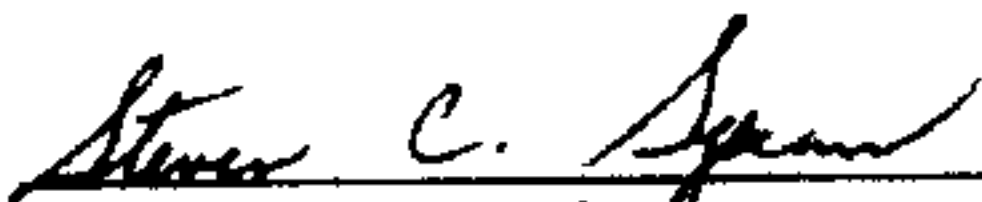
REFERENCE IS FURTHER MADE TO THE DEED AND HEIRSHIP AFFIDAVIT RECORDED AT INSTRUMENT NUMBER 1998-37646, SAME OF WHICH IS INCORPORATED HERewith, AND DEED RECORDED AT THE INSTRUMENT NUMBER 1999-02181 IN SHELBY COUNTY PROBATE RECORDS.

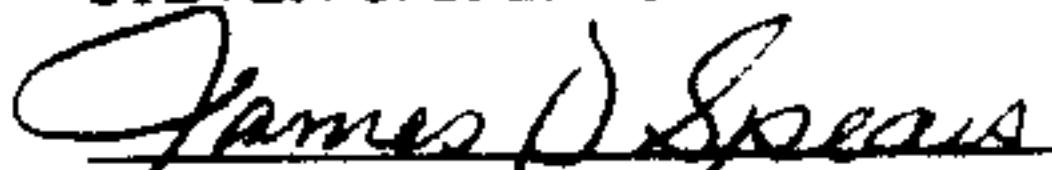
THREE OF THE GRANTORS HEREIN, TO-WIT STEVEN C. SPEARS, EDDIE W. SPEARS AND JAMES D. SPEARS SHALL HAVE AND MAINTAIN THE RIGHT AND OPTION TO REPURCHASE THE ABOVE DESCRIBED REAL ESTATE, EITHER JOINTLY OR SEVERALLY, AT THE TIME THAT THE ABOVE DESCRIBED PROPERTY IS SOLD, TRANSFERRED OR CONVEYED, FOR THE SUM TOTAL OF \$15,500.00.

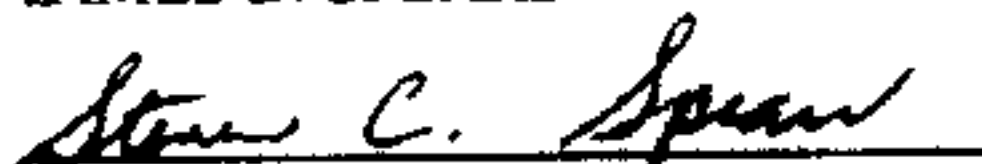
DATED: 12-31-99


MITCHELL A. SPEARS


EDDIE W. SPEARS


STEVEN C. SPEARS


JAMES D. SPEARS


ESTATE OF JAMES K. SPEARS,
DECEASED, BY STEVEN C. SPEARS
HIS PERSONAL REPRESENTATIVE

Inst # 2000-02824

01/27/2000-02824

12:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 1995 13.00