

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

Send Tax Notice To:  
John Guess

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Sixty-Five Thousand and 00/100 (\$65,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **John Guess**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof**

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000 Existing covenants and restrictions, easements, building lines and limitations of record.

\$41,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

**TITLE NOT EXAMINED.**

The preparer of this instrument makes no representations as to the status of the title.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 3rd day of February, 2000.

  
William F. Spratlin

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William F. Spratlin, a married man**, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of February, 2000

  
NOTARY PUBLIC  
My Commission Expires: 6/5/03

Inst # 2000-04497

02/14/2000-04497  
10:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 031 35.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

The parcel of land situated in the Southwest quarter of the Southwest quarter of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 4 inch concrete monument locally accepted to be the Northwest corner of said quarter-quarter section; thence run South along the West line of said quarter-quarter section for a distance of 380.00 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in an Easterly direction for a distance of 400.48 feet to the point of beginning; thence continue along last stated course for a distance of 399.52 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 285.52 feet to an iron pin found; thence turn an angle to the left of 63 degrees 46 minutes 47 seconds and run in a Northwesterly direction for a distance of 219.88 feet to an iron pin found; thence turn an angle to the left of 26 degrees 29 minutes 06 seconds and run in a Westerly direction for a distance of 202.75 to a point; thence turn an angle to the left of 89 degrees 48 minutes 26 seconds and run in a Southerly direction for a distance of 381.74 feet to the point of beginning. Said parcel containing 3.29 acres, more or less.

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