

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

SEND TAX NOTICE TO:  
WILLIAM F. SPRATLIN  
JENNY Y. SPRATLIN

Inst. # 2000-12319

STATE OF ALABAMA)  
COUNTY OF SHELBY)

1,000  
KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, I/we ROGER H. SPRATLIN and wife, DEBRA B. SPRATLIN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto WILLIAM F. SPRATLIN and JENNY Y. SPRATLIN (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

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.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 29th day of March, 2000

  
ROGER H. SPRATLIN

  
DEBRA B. SPRATLIN

STATE OF ALABAMA)  
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROGER H. SPRATLIN and DEBRA B. SPRATLIN, 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 29th day of March, 2000.

  
Notary Public

My Commission Expires: 4/24/2001

04/14/2000-12319  
08:52 AM CERTIFIED  
SHELBY COUNTY JUNE 15 FIDELITY  
002 CJ1 12.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AFFIX SEAL.

A parcel of land in the East half of the Southeast quarter of the Southeast quarter of Section 18, Township 20 S Range 1 W, Shelby County Alabama being more particularly described as follows:

**Parcel I:**

Commence at a 3" capped iron locally accepted to be the Southeast corner of said Section 18; thence run North 0 degrees, 00 minutes, 56 seconds East along the East line of said Section 18 for a distance of 1,315.63 feet to an iron pin found locally accepted to be the Northeast corner of the Southeast quarter of the Southeast quarter of said Section 18; thence turn an angle to the left of 88 degrees, 22 minutes, 15 seconds and run North 88 degrees, 21 minutes, 19 seconds West along the North line of said quarter-quarter Section for a distance of 456.46 feet to the point of beginning; thence continue along last stated course for a distance of 203.26 feet to an iron pin found locally accepted to be the Northwest corner of East half of the Southeast quarter of the Southeast quarter of said Section 18; thence turn an angle to the left of 91 degrees, 34 minutes, 50 seconds and run South 0 degrees, 03 minutes, 51 seconds West along the West line of said East half for a distance of 400.13 feet to a point; thence turn an angle to the left of 90 degrees, 04 minutes, 57 seconds and run South 89 degrees, 58 minutes, 54 seconds East for a distance of 203.18 feet to a point; thence turn an angle to the left of 89 degrees, 55 minutes, 03 seconds and run North 0 degrees, 03 minutes, 51 seconds East for a distance of 394.23 feet to the point of beginning. Said Parcel "A" containing 1.85 acres, more or less.

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SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 12.00