

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

SEND TAX NOTICE TO
ROGER H. SPRATLIN
DEBRA B. SPRATLIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

Inst # 2000-12320
04/14/2000-12320
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
OFF. C.J. 12.00

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 GRANTEEES herein, the receipt of whereof is acknowledged, I/we WILLIAM F. SPRATLIN and wife, JENNY Y. SPRATLIN, (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto ROGER H. SPRATLIN and DEBRA B. SPRATLIN (herein referred to as GRANTEEES) 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 GRANTEEES 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 GRANTEEES 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 GRANTEEES, 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

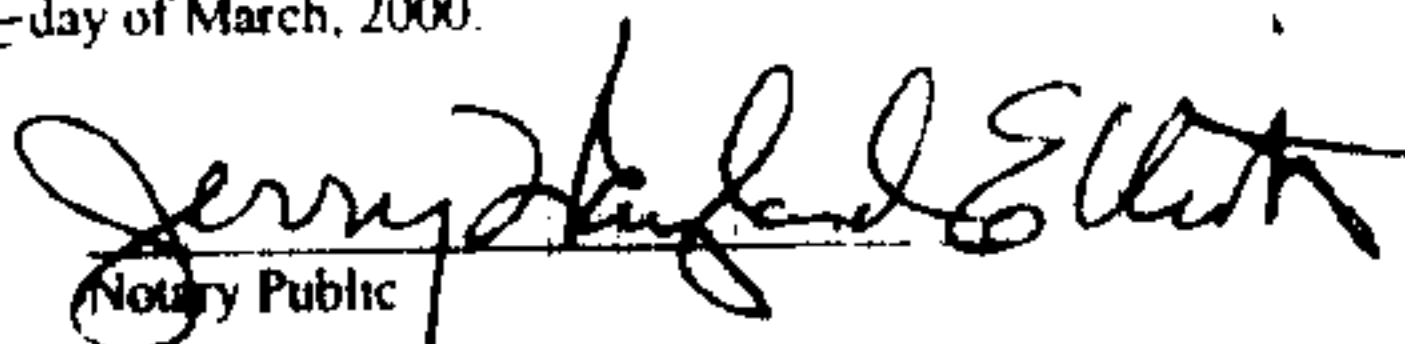

WILLIAM F. SPRATLIN


JENNY Y. SPRATLIN

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that WILLIAM F. SPRATLIN and JENNY Y. 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

AFFIX SEAL

My Commission Expires: 4/24/2001

Parcels 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 a point; thence turn an angle to the left of 91 degrees, 34 minutes, 50 seconds and run South 0 degrees, 03 minutes, 51 seconds West for a distance of 632.61 feet to the point of beginning; thence continue along last stated course for a distance of 401.05 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run South 89 degrees, 56 minutes, 09 seconds East for a distance of 90.55 feet to a point; thence turn an angle to the right of 16 degrees, 45 minutes, 46 seconds and run North 73 degrees, 18 minutes, 05 seconds East for a distance of 75.36 feet to a point; thence turn an angle to the right of 21 degrees, 34 minutes, 12 seconds and run South 85 degrees, 07 minutes, 43 seconds East for a distance of 30.11 feet to a point; thence turn an angle to the left of 94 degrees, 51 minutes, 21 seconds and run North 0 degrees, 00 minutes, 56 seconds East for a distance of 382.01 feet to a point; thence turn an angle to the left of 90 degrees, 00 minutes, 00 seconds and run North 89 degrees, 59 minutes, 04 seconds West for a distance of 192.59 feet to the point of beginning. Said Parcel "B" containing 1.74 acres, more or less.

Parcel II

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 and run West along the North line of said quarter-quarter section for a distance of 456.46 feet to a point; thence turn an angle to the left 91 degrees, 34 minutes, 50 seconds and run South 0 degrees, 03 minutes, 51 seconds West for a distance 402.97 the point of beginning; thence continue along last stated course for a distance of 29.00 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 163.03 feet to a point on a curve to the right having a central angle of 35 degrees, 05 minutes, 39 seconds and a radius of 55.00 feet; thence turn an angle to the left to the chord of said curve of 60 degrees, 58 minutes, 47 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 33.69 feet to a point; thence turn an angle from the chord of last stated curve to the left of 119 degrees, 01 minutes, 13 seconds and run North 89 degrees, 58 minutes, 54 seconds West for a distance of 179.08 feet to the point of beginning. Said Parcel "C" containing 0.11 acres, more or less.

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08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00