

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

199,750⁰⁰

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars and other good and valuable consideration to the undersigned Grantors, **J. HUDSON HINES, a married man, JOHN H. HINES, a married man, and JAMES S. HINES, a married man**, in hand paid by **WILLIAM F. SPRATLIN**, 901 Hidden Ridge, Chelsea, Alabama 35043, Grantee, the receipt whereof is acknowledged by him, the said Grantors do grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

The portion of the SW ¼ of the SW ¼ lying North and West of Shoal Creek, Section 5, the SE ¼ of the SE ¼, Section 6; the portion of the E ½ lying North of Shoal Creek, Section 7; and the portion of the NW ¼ lying North and West of Shoal Creek, Section 8; all lying in Township 24 North, Range 12 East (containing 235 acres, more or less) Shelby County, Alabama.

The above property does not constitute any portion of the homestead of the Grantors.

This conveyance is made subject to any prior reservations, mineral conveyances, restrictions, rights of way, easements, and any other covenants appearing of record on the aforesaid property.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever. And we do for our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5th day of December, 2002.

J Hudson Hines
J Hudson Hines

John H. Hines
John H. Hines

James S. Hines
James S. Hines

STATE OF ALABAMA)
COUNTY OF MONROE)

I, Stacey Hudson, a Notary Public in and for said County, in said State, hereby certify that **J. HUDSON HINES, JOHN H. HINES and JAMES S. HINES**, 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 this the 5th day of December, 2002.

[Signature]
Notary Public

My commission expires: 3/17/03

THIS INSTRUMENT PREPARED BY:

David F. Steele
STEELE & McKENZIE
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CLAYTON T. SWEENEY, ATTORNEY AT LAW