

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
William F. Spratlin

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN DOLLARS (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **CATHERINE S. BOWDEN, an unmarried woman**, (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, **WILLIAM F. SPRATLIN**, (hereinafter referred to as GRANTEE), 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 2003 and subsequent years not yet due and payable until October 1, 2003. Existing covenants and restrictions, easements, building lines and limitations of record.

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 have hereunto set her hand and seal this the 18th day of June, 2003.

Catherine S. Bowden
CATHERINE S. BOWDEN

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **CATHERINE S. BOWDEN** , 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 she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of June, 2003.

William F. Spratlin
NOTARY PUBLIC

My Commission Expires: 9-9-04

CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHIBIT "A"

20030718000459260 Pg 2/2 14.00
Shelby Cnty Judge of Probate, AL
07/18/2003 13:24:00 FILED/CERTIFIED

A parcel of land situated in Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a railroad rail found locally accepted to be the Northeast corner of the Northeast quarter of Section 25, Township 20 South, Range 2 West and run in a Westerly direction along the North line of said Northeast quarter for a distance of 487.05 feet to a point; thence turn an angle to the right of 00 degrees, 03 minutes, 21 seconds and run in a Westerly direction along the North line of said Northeast quarter for a distance of 835.08 feet to a point; thence turn an angle to the left of 92 degrees, 04 minutes, 03 seconds and run in a Southerly direction for a distance of 727.69 feet to the point of beginning; thence continue on last stated course for a distance of 70.46 feet to a point on a curve to the left, having a central angle of 22 degrees, 44 minutes, 56 seconds and a radius of 170.00 feet; thence turn an angle to the chord of said curve of 63 degrees, 59 minutes, 54 seconds and run in a Northwesterly direction along the arc of said curve for a distance of 67.50 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 134.27 feet to a point on a curve to the left, having a central angle of 39 degrees, 32 minutes, 57 seconds and a radius of 173.28 feet; thence run in a Northwesterly to Southwesterly direction along the arc of said curve for a distance of 119.61 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 199.41 feet to a point on a curve to the left, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 530.83 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 94.40 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,100.09 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 329.18 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 89.72 feet to a point on a curve to the right, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 205.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 252.60 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 245.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 148.19 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 122.96 feet to a point on a curve to the left, having a central angle of 115 degrees, 32 minutes, 42 seconds and a radius of 25.00 feet; thence run along the arc of said curve in a Northwesterly to Southwesterly direction for a distance of 50.42 feet to a point on the Easterly right of way line of Shelby County Highway No. 331 also known as Fire Tower Road; thence turn an angle to the right from the chord of said curve of 122 degrees, 13 minutes, 39 seconds and run in a Northwesterly direction along the Easterly right of way line of said Shelby County Highway No. 331 for a distance of 121.92 feet to a point on a curve to the left, having a central angle of 64 degrees, 27 minutes, 18 seconds and a radius of 25.00 feet; thence turn an angle to the right to the chord of said curve of 147 degrees, 46 minutes, 21 seconds and run in a Southeasterly direction along the arc of said curve for a distance of 28.12 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 175.53 feet to a point on a curve to the right, having a central angle of 34 degrees, 39 minutes, 20 seconds and a radius of 305.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 184.48 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 48.73 feet to a point on a curve to the left, having a central angle of 70 degrees, 35 minutes, 56 seconds and a radius of 145.00 feet; thence run along the arc of said curve in a Southeasterly to Northeasterly direction for a distance 178.67 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 89.72 feet to a point on a curve to the left, having a central angle of 17 degrees, 08 minutes, 40 seconds and a radius of 1,040.09 feet; thence run in a Northeasterly direction along the arc of said curve for a distance of 311.22 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 121.59 feet to a point on a curve to the right, having a central angle of 10 degrees, 11 minutes, 21 seconds and a radius of 590.83 feet; thence run along the arc of said curve in a Northeasterly direction for a distance of 105.07 feet to a point; thence run tangent to last stated curve in a Northeasterly direction for a distance of 199.41 feet to a point on a curve to the right, having a central angle of 39 degrees, 32 minutes, 57 seconds and a radius of 233.28 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 161.02 feet to a point; thence run tangent to last stated curve for a distance of 134.27 feet to a point on a curve to the right, having a central angle of 12 degrees, 01 minutes, 56 seconds and a radius of 230.00 feet; thence run along the arc of said curve in a Southeasterly direction for a distance of 48.30 feet to the point of beginning; said parcel of land containing 2.45 acres, more or less.