

This instrument was prepared by:
L. Brooks Burdette
1930 Edwards Lake Rd. Suite 126
Birmingham, AL 35235

Send Tax Notice To: Jack N. Spinks
315 Triple B
Montevallo, AL 35115

2
8.00
6.00
12.00
26.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20040107000012250 Pg 1/2 26.00
Shelby Cnty Judge of Probate, AL
01/07/2004 13:11:00 FILED/CERTIFIED

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Two Hundred Twenty Five Thousand dollars and Zero cents (\$225,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Eddie Finley and wife, Linda S. Finley** (herein referred to as grantors) do grant, bargain, sell and convey unto **Jack N. Spinks and wife, Irene K. Spinks** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A"

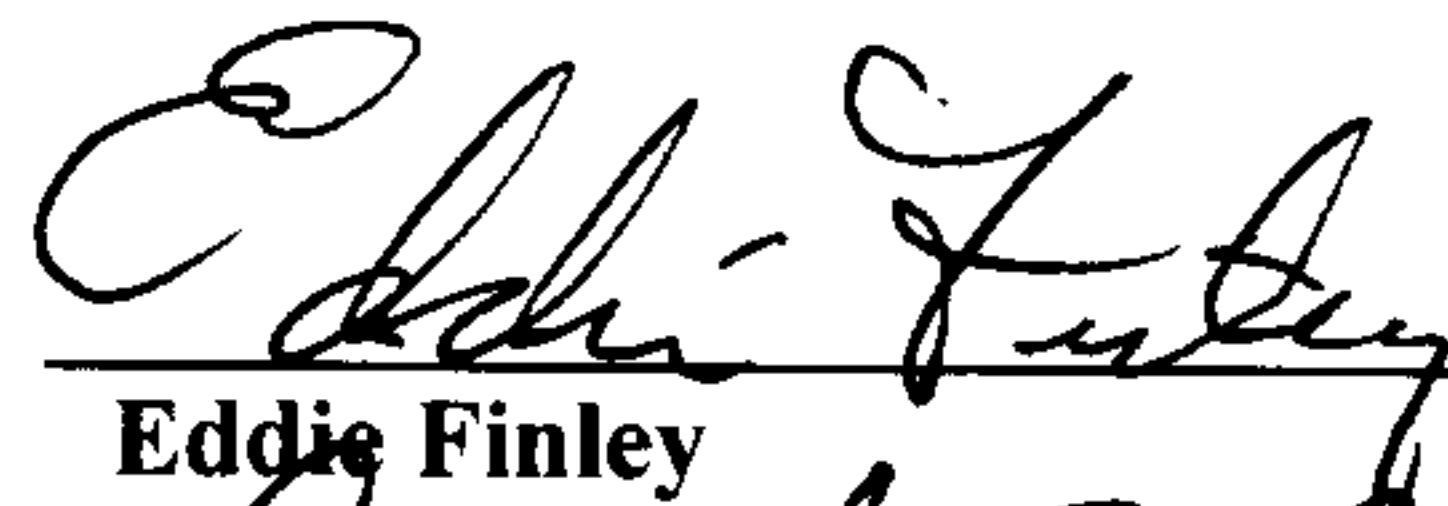
\$213,000.00 of the consideration herein was derived from a Purchase Money Mortgage closed simultaneously herewith.

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 the 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; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

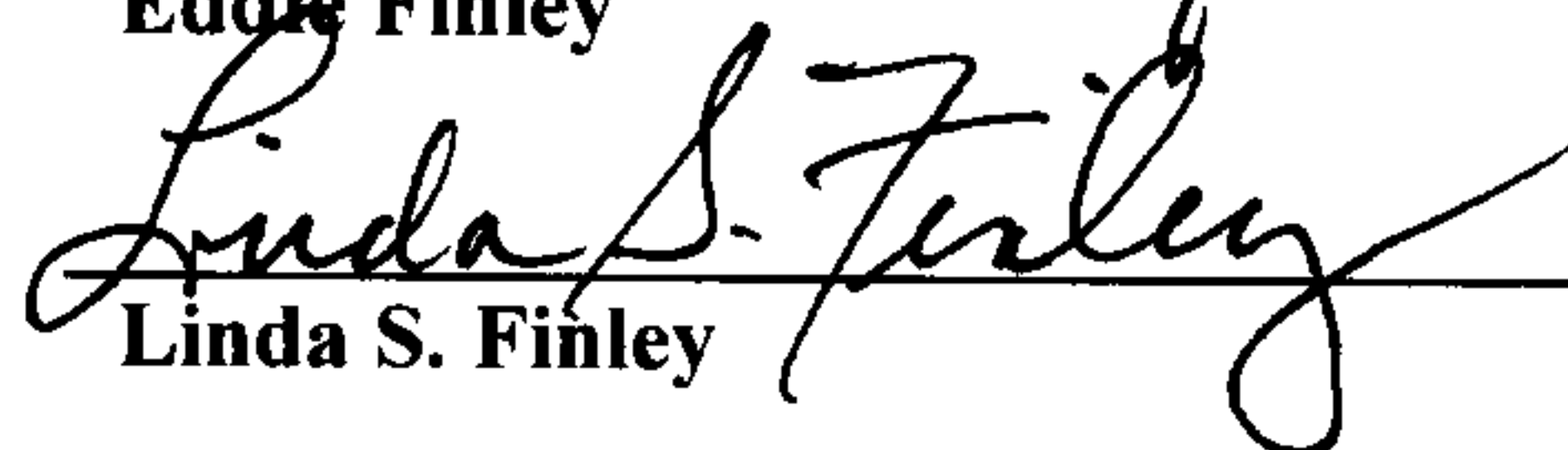
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of December, 2003.

(Seal)


Eddie Finley

(Seal)

(Seal)


Linda S. Finley

(Seal)

STATE OF ALABAMA

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General Acknowledgment

SHELBY COUNTY

I, Ray Alverson, a Notary Public in and for said County, in said State, hereby certify that **Eddie Finley and wife, Linda S. Finley** 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 12th day of December, 2003.

MY COMMISSION EXPIRES JULY 27, 2005

Notary Public


Ray Alverson

3-2157

Exhibit "A"

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Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 degrees 56 minutes 56 seconds East for a distance of 1349.61 feet; thence South 1 degrees 21 minutes 18 seconds West for a distance of 735.86 feet; thence South 01 degrees 20 minutes 25 seconds West for a distance of 314.42 feet to the point of beginning; thence South 00 degrees 51 minutes 30 seconds West for a distance of 500.75 feet; thence South 84 degrees 01 minutes 34 seconds West for a distance of 442.60 feet; thence North 03 degrees 07 minutes 01 seconds West for a distance of 380.25 feet; thence North 10 degrees 53 minutes 01 seconds West for a distance of 110.30 feet; thence north 06 degrees 27 minutes 23 seconds West for a distance of 87.79 feet; thence South 86 degrees 44 minutes 04 seconds East 499.88 feet to the point of beginning. According to survey of Rodney Y. Shiflett, RLS #21784, dated July 28, 1999.

Also, a 16-foot non-exclusive ingress, egress, and utility easement described as follows: Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence South 82 degrees 28 minutes 56 seconds East for a distance of 1349.61 feet; thence South 1 degree 21 minutes 18 seconds West for a distance of 735.86 feet; thence South 01 degree 20 minutes 25 seconds West for a distance of 314.42 feet; thence South 00 degrees 51 minutes 30 seconds West for a distance of 500.75 feet; thence South 84 degrees 01 minutes 34 seconds West for a distance of 267.11 feet to the point of beginning of the centerline of a 16-foot ingress, egress, and utility easement lying parallel to and to either side of described centerline; thence North 13 degrees 56 minutes 22 seconds West along said centerline for a distance of 352.21 feet to a point on a curve to the left having a central angle of 16 degrees 02 minutes 17 seconds and a radius of 200.00 feet, said curve subtended by a chord bearing North 21 degrees 57 minutes 30 seconds West and a chord distance of 55.80 feet; thence along the arc of said curve and along said centerline for a distance of 55.98 feet; thence North 29 degrees 58 minutes 38 seconds West along said centerline for a distance of 268.71 feet; thence North 07 degrees 55 minutes 25 seconds East along said centerline for a distance of 246.72 feet to an existing easement to Shelby County Highway 22.

Together with rights of ingress and egress over and across the non-exclusive easement described as follows: Said easement being described as being 16 feet in width, the centerline of which begins 416.62 feet West of the NE corner of land having been purchased from Robert L. Draper and Mary B. Draper by Jimmy W. Bice and Joyce Mullins Bice as recorded in Deed Book 259, page 458, in the Probate Office of Shelby County, Alabama; run thence South 4 degrees 41 minutes West a distance of 933.2 feet to the point of ending. Being situated in Shelby County, Alabama. 16 foot ingress, egress