

This instrument was prepared by  
(Name) William H. Halbrooks  
(Address) 1 Independence Plaza, Suite 704  
Birmingham, AL 35209

Send Tax Notice To: A. D. Sanspree  
name 1309 Anglewood Dr.  
address B'ham, Az 35216

**Title not examined**  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100-----  
(\$10,000.00) Dollars  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Harry E. Frech and wife, Elizabeth C. Frech

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Alfred Danny Sanspree and Mary Jean Sanspree  
(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 attached Exhibit "A".  
Subject to current taxes, easements and restrictions 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 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, I have hereunto set my hand(s) and seal(s), this 2nd  
day of June, 2004.

\_\_\_\_\_(Seal) Harry E. Frech (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_(Seal) Elizabeth C. Frech (Seal)

STATE OF ALABAMA  
Jefferson COUNTY  
General Acknowledgment

I, the undersigned  
Harry E. Frech and Elizabeth C. Frech, a Notary Public in and for said County, in said State, hereby certify that  
whose name(s) are signed to the foregoing conveyance, and who are known to me and acknowledged before me  
on this day, that, being informed of the contents of the conveyance they execute the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 2nd day of June, 2004.

William H. Halbrooks  
William H. Halbrooks  
Notary Public  
ALABAMA STATE AT LARGE

EXHIBIT "A"

Tract 4

A tract of land situated in the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 333.50 to the point of beginning; then continue along same course a distance of 215.17 feet; then turn an angle to the left of 90 and run in a Southerly direction a distance of 210 feet; then turn an angle to the left of 90 and run in an Easterly direction a distance of 215.17 feet; then turn an angle to the left of 90 and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.0372 Acres, more or less.

Tract 5

A tract of land situated in the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Quarter-Quarter Section and run West along North line of same a distance of 548.67 feet to the point of beginning; then continue along same course a distance of 247.31 feet; then turn an angle to the left of 91:56'-58" and run in a Southerly direction a distance of 337.52 feet; then turn an angle to the left of 50:41'-06" and run in a Southeasterly direction a distance of 85.46 feet; then turn an angle to the left of 84:13'-39" and run in a Northeasterly direction a distance of 245.56 feet; then turn an angle to the left of 43:08'-17" and run in a Northerly direction a distance of 210 feet to the point of beginning. Contains 1.7656 Acres, more or less.

AND: A 20 foot wide easement for ingress and egress lying 10 feet on either side of the centerline, said centerline being described as follows:

Part of the NW ¼ of the NW ¼ of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: From the NE corner of said NW ¼ of NW ¼ of said Section 13, run in a Westerly direction along the north line of said ½-½ section for a distance of 333.50 feet to an existing #4 iron rebar; thence turn an angle to the left of 89:58'-17" and run in a southerly direction for a distance of 210.51 feet to an existing #4 iron rebar; thence turn an angle to the right of 90:05'-39" and run in a westerly direction for a distance of 74.49 feet to the point of beginning; thence turn an angle to the left of 137:18'-13" and run in a southeasterly direction for a distance of 41.16 feet; thence turn an angle to the left of 1:1'-53" and run in a southeasterly direction for a distance of 26.52 feet; thence turn an angle to the left of 5:42'-01" and run in a southeasterly direction for a distance of 29.91 feet; thence turn an angle to the right of 4:34'-17" and run in a southeasterly direction for a distance of 26.32 feet; thence turn an angle to the left of 6:04'-25" and run in a southeasterly direction for a distance of 26.37 feet; thence turn an angle to the left of 4:12'-50" and run in a southeasterly direction for a distance of 29.42 feet; thence turn an angle to the right of 42:53'-01" and run in a southeasterly direction for a distance of 30.53 feet; thence turn an angle to the left of 13:46'-31" and run in a southeasterly direction for a distance of 61.06 feet; thence turn an angle to the left of 3:54'-53" and run in a southeasterly direction for a distance of 43.64 feet; thence turn an angle to the right of 32:09'-19" and run in a southerly direction for a distance of 36.05 feet, more or less, to a point on the northerly right-of-way line of Cahaba Valley Cove Road, being the point of ending.

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