

This instrument prepared by:  
**STEPHEN M. MACHEN**  
**ATTORNEY AT LAW**  
**P. O. Box 660**  
**Sylacauga, AL 35150**

**TITLE NOT EXAMINED**  
**SEND TAX NOTICE TO:**  
Richard D. Sprayberry Sr.

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

§ ~~\$~~ 5'000  
§

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, RICHARD D. SPRAYBERRY SR., a widower, individually and as Personal Representative of the Estate of John E. Sprayberry, deceased, (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto RICHARD D. SPRAYBERRY SR., (herein referred to as grantees), in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

**EXHIBIT "A"**

Subject to all restrictions, covenants, easements of record.

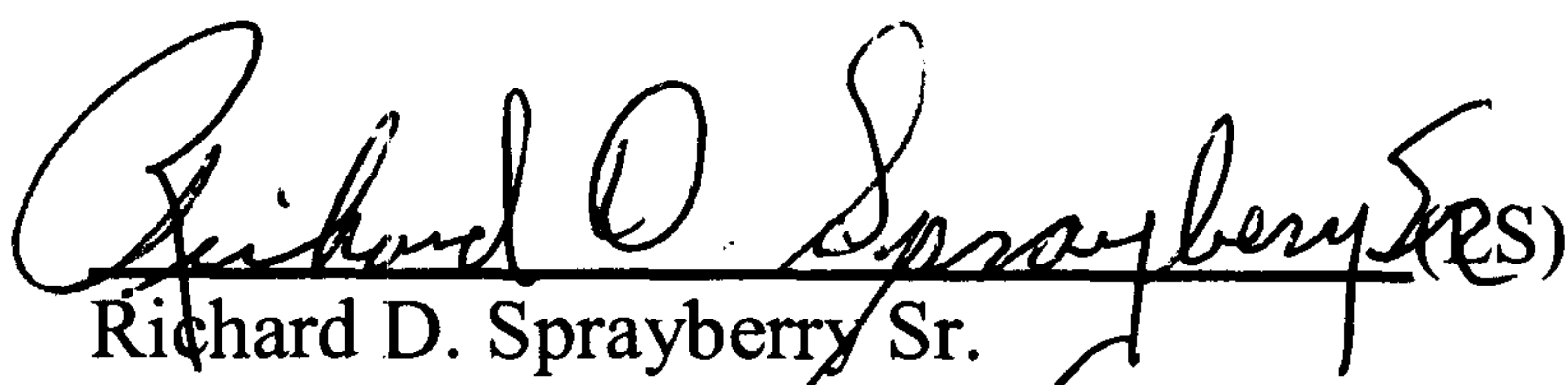
Last Will and Testament of John E. Sprayberry was filed for probate in Talladega County, Alabama on January 23, 2002.

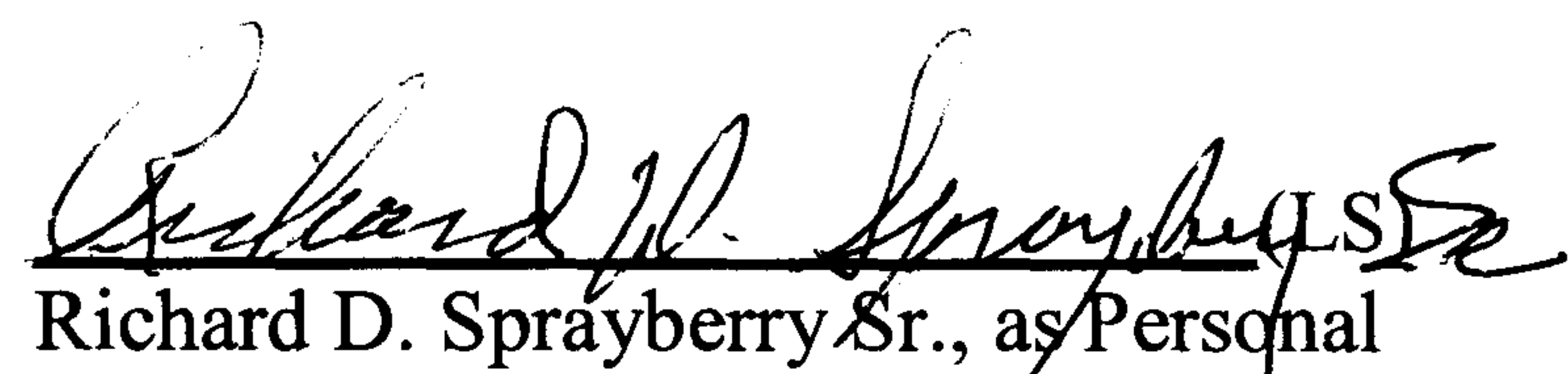
Richard D. Sprayberry Sr. was named as Personal Representative and sole beneficiary under will.

**TO HAVE AND TO HOLD** to the said grantee in fee simple forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; 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 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 11<sup>th</sup> day of January, 2006.7

  
Richard D. Sprayberry Sr.

  
Richard D. Sprayberry Sr., as Personal  
Representative of the Estate of  
John E. Sprayberry

STATE OF ALABAMA  
TALLADEGA COUNTY

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**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RICHARD D. SPRAYBERRY SR., a widower, 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 11<sup>th</sup> day of January, 2008.7

Chasity Calf  
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 23, 2008

STATE OF ALABAMA  
TALLADEGA COUNTY

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**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RICHARD D. SPRAYBERRY SR., whose name as PERSONAL REPRESENTATIVE for the ESTATE of JOHN E. SPRAYBERRY, deceased, 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 conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 11<sup>th</sup> day of January, 2007.

Chasity Calf  
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JULY 23, 2014

**EXHIBIT "A"**

Commence at the Northeast corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of the river road; thence run South 22 deg. 32 min. West along the East right-of-way line of said County Highway #61 a distance of 247.48 feet to a point; thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.57 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point; thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30 ft. right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 1, Township 21 South, Range 1 East. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to James M. Powers and wife, Barbara T. Powers recorded in Mortgage Book 381, Page 798 in Probate Office of Shelby County, Alabama, and assigned to Finance America Corporation by assignment dated June 15, 1983 and recorded in Misc. Book 51, Page 189 in said Probate Office; and that certain mortgage to John W. Reynolds and Linda G. Reynolds recorded in Mortgage Book 404, Page 500 in the Probate Office of Shelby County, Alabama; according to the terms and conditions of said mortgages and the indebtedness thereby secured.

Subject to the right of redemption from that deed in lieu of foreclosure given by Samuel Ayala, Jr. and wife, Janet L. Ayala to Marvin Wellborn and Linda Wellborn on May 12, 1983 and recorded in Book 347, Page 295 in the Probate Office of Shelby County, Alabama.

Shelby County, AL 02/01/2007  
State of Alabama

Deed Tax: \$5.00