

THIS INSTRUMENT PREPARED BY:  
Dawn I. McDonald, Attorney at Law  
2229 Sweeney Hollow Road  
Birmingham, AL 35215  
Deed prepared without opinion or examination of title.

STATE OF ALABAMA  
COUNTY OF SHELBY

SEND TAX NOTICE TO:

James T. Spradley Jr  
400 Highway 468  
Vincent AL 35178



20071016000480780 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
10/16/2007 02:08:59PM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred Dollars (\$500.00) and, and other good and valuable consideration to:

JAMES T. SPRADLEY, JR., a married man,  
joined by his wife, BARBARA SUE SPRADLEY

(hereinafter called Grantor), in hand paid by:

JAMES T. SPRADLEY, JR. and BARBARA SUE SPRADLEY, husband and wife  
and JIMMY D. SPRADLEY, a single man

(hereinafter called Grantees), the receipt whereof is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys to the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal description attached herewith and made a part hereof as "~~Schedule C~~ <sup>Exhibit A</sup>"

1. Subject to County ad valorem taxes for 2007, that are a lien, but not due and payable at this time, and all subsequent years.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property, and municipal zoning ordinances now, or hereafter, becoming applicable, and taxes or assessments now, or hereafter, becoming due against said property.
3. Any and all mortgages, liens or judgments of record on the property herein conveyed.
4. Oil, gas, hydrocarbon substances, and other mineral and mining rights not owned by Grantor.

Note: For recording tax purposes, the amount of any required minimum deed consideration, even if greater than the amount shown above, in being paid by the mortgage loan recorded simultaneously herewith.

Note: This deed is being executed only for the purpose of adding wife and son to the title to the property.

Address: 400 Highway 468, Vincent; Parcel No: 05-6-13-0-000-005.000  
AL 35178

TO HAVE AND TO HOLD to 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive


the other, then the heirs and assigns of the Grantees shall take as tenants in common. Said Grantor does for himself, his successors and assigns, covenant with said Grantees, their heirs and assigns, that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he has a good right to sell and convey the same as aforesaid, and that he will, and his successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this the 2  
day of May, 2007.

GRANTOR:

James T. Spradley Jr.  
JAMES T. SPRADLEY, JR.

Barbara Sue Spradley  
BARBARA SUE SPRADLEY

  
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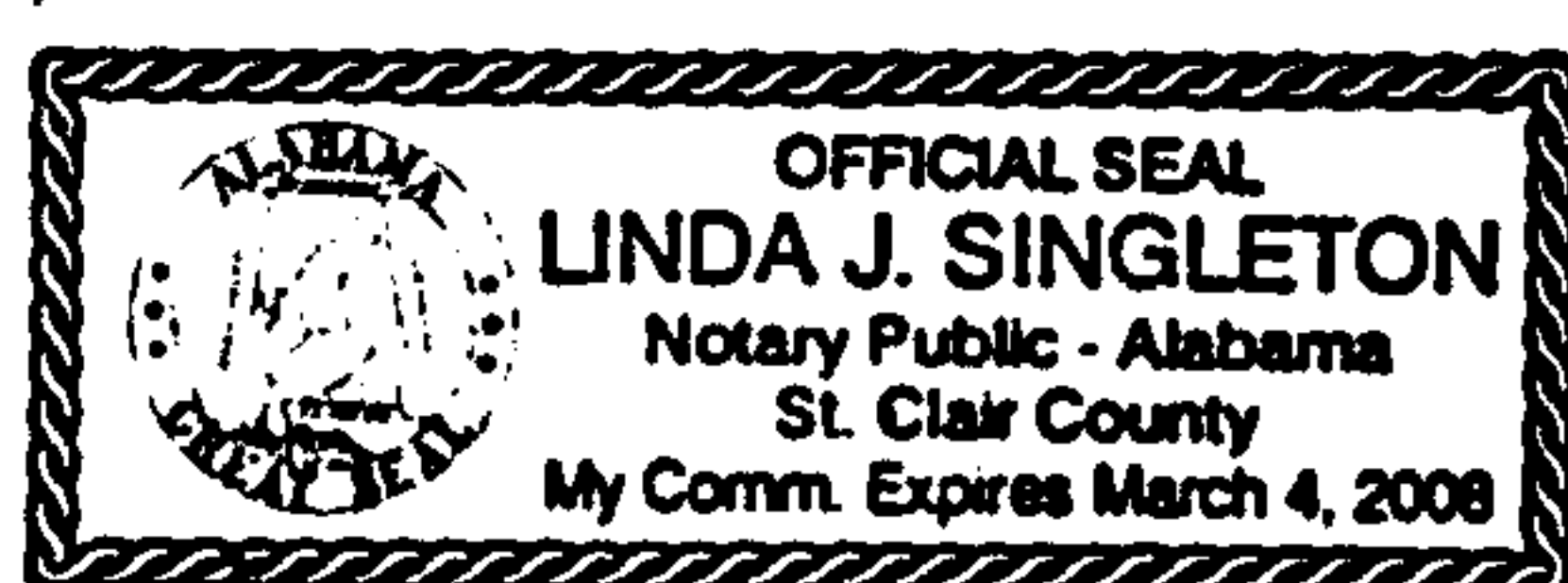
ACKNOWLEDGMENT

State of Alabama

County of Shelby

THIS DOCUMENT IS FILED FOR RECORD  
BY FIDELITY NATIONAL TITLE INS. CO. AS  
AN ACCOMMODATION ONLY. IT HAS  
NOT BEEN EXAMINED AS TO ITS  
EXECUTION OR AS TO ITS EFFECT  
UPON THE TITLE.

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that JAMES T. SPRADLEY, JR. and BARBARA SUE SPRADLEY, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the 2 day  
May, 2007.



Linda J. Singleton  
Notary Public

My commission expires: 03/04/2008





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APN: 05 6 13 0 000 005.000

Order ID: 3317457

Loan No.: 0896519387

## **EXHIBIT A LEGAL DESCRIPTION**

The land referred to in this policy is situated in the State of AL, County of SHELBY, City of VINCENT and described as follows:

Commence at the SE corner of NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 13, Township 18 South, Range 2 East (being a 6" x 6" concrete monument, Bell corner, long established and recognized); thence South 0 deg. 14 min. East (MB) for a distance of 879.89 feet to the point of beginning of the parcel of land herein described (being an iron pin on the South margin of County Highway No. 468, old Macedonia Road, having no recorded R.O.W.); thence continue South 0 deg. 14 min. East (MB) for a distance of 466.27 feet to a point (iron pin, being the SE corner, SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$ , Section 13, Township 18 South, Range 2 East); thence turn an angle of 91 deg. 54 min. 30 sec. To the left and proceed North 87 deg. 51 min. 30 sec. East (MB) for a distance of 24.52 feet to a point, iron pin; thence turn an angle of 19 deg. 15 min. 11 sec. To the left and proceed North 68 deg. 36 min. 19 sec. East (MB) for a distance of 1411.94 feet to a point, iron pin, being on the South margin of said County Highway No. 468; thence South 88 deg. 19 min West (MB) for a distance of 240.50 feet, being along said South margin of county Highway No. 468 (the remaining 5 tangents are also said South margin), thence turn an angle of 7 deg. 46 min. 30 sec. To the right and proceed North 83 deg. 54 min. 30 sec. West (MB) for a distance of 230.67 feet; thence turn an angle of 5 deg. 29 min. to the left and proceed North 89 deg. 23 min. 30 sec. West (MB) for a distance of 206.93 feet; thence turn an angle of 5 deg. 23 min. to the left and proceed South 85 deg. 13 min. 30 sec. West (MB) for a distance of 108.13 feet; thence turn an angle of 5 deg. 18 min 30 sec. To the left and proceed South 79 deg. 55 min. West (MB) for a distance of 251.35 feet; thence turn an angle of 7 deg. 04 min. to the right and proceed South 86 deg. 59 min. West (MB) for a distance of 309.57 feet to the point of beginning. Said parcel is lying in the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  Section 13, Township 18 South, Range 2 East, Shelby County, Alabama, and contains 7.85 acres.

Being the same parcel conveyed to James T. Spradley, Jr from Barbara Sue Spradley by virtue of a deed dated May 15, 2003 recorded May 16, 2003 in deed document no .20030516000306890 in Shelby County, Alabama

APN 05 6 13 0 000 005.000

WITH THE APPURTENANCES THERETO.

APN: 05 6 13 0 000 005.000