

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

Send Tax Notice To:
Riggs Rickey Brasher and Kathy G.
Brasher
8379 Old Highway 280
Chelsea, Alabama 35043

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

237,550.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin, a married man**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Riggs Rickey Brasher and Kathy G. Brasher**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, 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 for legal description.

Subject To:


- 1) Ad valorem taxes for 2009 and subsequent years not yet due and payable until October 1, 2009.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Right(s) of Way(s) granted to South Central Bell by instrument recorded in Deed Book 312, Page 461 in Probate Office.
- 4) Easement(s) to William Archie Phillips, Jr. as shown by instrument recorded in Deed Book 292, Page 27 in Probate Office.
- 5) Right(s) of Way(s) Easement by and between Catherine S. Bowden and Larry Butler and Sheila Butler by instrument recorded in Real 171, Page 933 in Probate Office.
- 6) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 322, Page 77 in Probate Office.
- 7) Easement by and between Catherine Bowden, Larry Butler and Sheila Butler and Yellowleaf, II dated November 4, 1978 as set out in Deed Book 322, page 78 in Probate Office.
- 8) Rights of others to use access easement as set out in Exhibit A, herein and Instrument No. 1997-42478 and corrected in Instrument No. 20071206000553300, Instrument No. 1997-42515, Instrument No. 1997-42517, Instrument No. 1997-42519, Instrument No. 1998-33225, Instrument No. 2003-51315 and Instrument No. 2003-51316 in Probate Office.
- 9) Easements to Alabama Power Company as set out in instruments recorded in Instrument No. 20060413000173340, Instrument No. 20060630000316410 and Instrument No. 20060829000424640 in Probate Office.


Property conveyed herein does not constitute the homestead of the grantor or that of his spouse.

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 GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW


William F. Spratlin

IN WITNESS WHEREOF, I have hereunto


 NOTARY PUBLIC
 My Commission Expires: 6-5-2011

100-443887-100

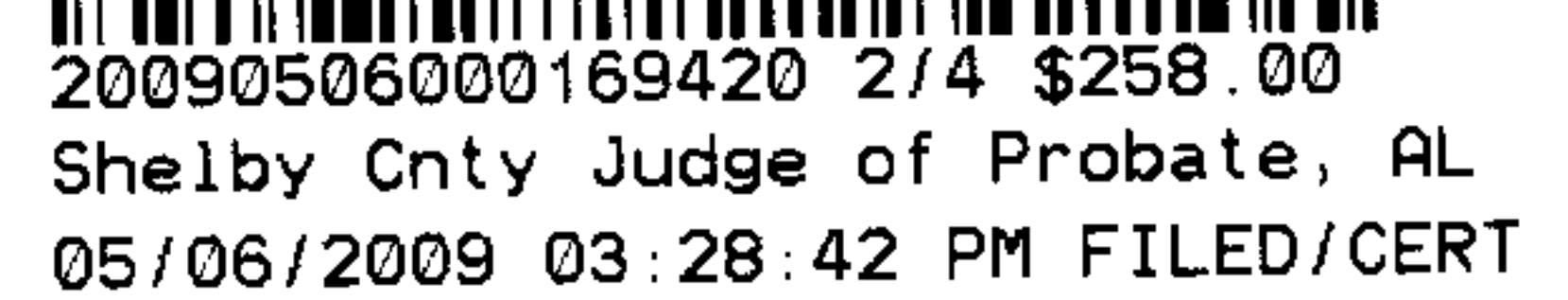



Exhibit "A"
Legal Description


20090506000169420 3/4 \$258.00
Shelby Cnty Judge of Probate, AL
05/06/2009 03:28:42 PM FILED/CERT

A Parcel of Land situated in the West one half of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found, locally accepted to be the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 30; thence run an assumed bearing of South 00 degrees, 04 minutes, 27 seconds West along the East line of said quarter-quarter Section and also along the East line of the Northeast quarter of the Southwest quarter of said Section 30 for a distance of 2,637.98 feet to an iron pin found, locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run South 89 degrees, 21 minutes, 51 seconds West for a distance of 210.49 feet to a point; thence run North 01 degrees, 53 minutes, 36 seconds West for a distance of 702.43 feet to a point; thence run North 00 degrees, 58 minutes, 59 seconds East for a distance of 808.31 feet to a point; thence run North 56 degrees, 28 minutes, 27 seconds West for a distance of 567.19 feet to a point; thence run North 52 degrees, 39 minutes, 23 seconds West for a distance of 684.36 feet to a point; thence run North 01 degrees, 10 minutes, 33 seconds West for a distance of 409.42 feet to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 30; thence run South 89 degrees, 38 minutes, 54 seconds East along the North line of said quarter-quarter Section for a distance of 1,248.57 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees, 34 minutes, 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees, 25 minutes, 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees, 34 minutes, 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 18 degrees, 49 minutes, 40 seconds, a radius of 350.00 feet, and a chord bearing of South 81 degrees, 01 minutes, 08 seconds East; thence run along the arc of said for a distance of 115.01 feet to a point; thence run North 18 degrees, 23 minutes, 42 seconds East for a distance of 51.25 feet to a point on a curve to the left, having a central angle of 21 degrees, 41 minutes, 10 seconds, a radius of 550.82 feet, and a chord bearing of North 07 degrees, 33 minutes, 07 seconds East; thence run along the arc of said curve for a distance of 208.48 feet to a point; thence run North 03 degrees, 17 minutes, 28 seconds West for a distance of 158.91 feet to a point on a curve to the right, having a central angle of 61 degrees, 26 minutes, 38 seconds, a radius of 275.00 feet, and a chord bearing of North 27 degrees, 25 minutes, 51 seconds East; thence run along the arc of said curve for a distance of 294.91 feet to a point; thence run North 58 degrees, 09 minutes, 10 seconds East for a distance of 250.84 feet to a point on a curve to the right, having a central angle of 52 degrees, 16 minutes, 31 seconds, a radius of 275.00 feet and a chord bearing of North 84 degrees, 17 minutes, 25 seconds East; thence run along the arc of said curve for a distance of 250.90 feet to a point; thence run South 69 degrees, 34 minutes, 19 seconds East for a distance of 53.20 feet to a point on a curve to the right, having a central angle of 55 degrees, 33 minutes, 19 seconds, a radius of 275.00 feet and a chord bearing of South 41 degrees, 44 minutes, 40 seconds East; thence run along the arc of said curve for a distance of 267.13 feet to a point; thence run North 65 degrees, 08 minutes, 37 seconds East for a distance of 307.19 feet to the end of said easement; being situated in Shelby County, Alabama.

ALSO:

A 60 foot non-exclusive easement lying 30 feet either side of a line situated in Section 25, Township 20 South, Range 2 West, and Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at an iron pin locally accepted to be the NW corner of the NE ¼ of the NE ¼ of said Section 25; thence run South along the West line of said ¼- ¼ Section for a distance of 539.23 feet to the centerline of an easement as described in Deed Book 322 page 78 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 60 deg. 40 min. 53 sec. and run in a Southwesterly direction along the centerline of said easement for a distance of 298.72 feet to the point of beginning of the 60 foot easement herein described; thence turn an angle to the left of 136 deg. 03 min. 15 sec. and run in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 214.72 feet to a point on a curve to the right having a central angle of 54 deg. 06 min. 51 sec. and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 188.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 59.58 feet to a point on a curve to the left having a central angle of 22 deg. 30 min. 58 sec. and a radius of 300.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 117.89 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the right having a central angel of 55 deg. 03 min. 06 sec. and a radius of 200.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 192.17 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 369.16 feet to a point on a curve to the right having a central angle of 50 deg. 11 min. 13 sec. and a radius of 269.51 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 236.08 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 204.68

feet to a point on a curve to the left having a central angle of 21 deg. 47 min. 12 sec. and a radius of 201.35 feet; thence run in a Southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 76.56 feet to a point; thence run tangent to last stated curve in a Southwesterly direction along the centerline of said 60 foot easement for a distance of 42.70 feet to a point on a curve to the left having a central angle of 113 deg. 46 min. 59 sec. and a radius of 75.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 148.94 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 212.45 feet to a point on a curve to the right having a central angle of 30 deg. 45 min. 16 sec. and a radius of 415.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the said 60 foot easement for a distance of 222.76 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 76.50 feet to a point on a curve to the left having a central angle of 47 deg. 14 min. 08 sec. and a radius of 114.35 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 94.27 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 1266.53 feet to a point on a curve to the right having a central angle of 43 deg. 48 min. 38 sec. and a radius of 350.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 208.26 feet to a point on a curve to the left having a central angle of 42 deg. 56 min. 33 sec. and a radius of 175.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 131.16 feet to a point; thence run tangent to last stated curve in a Southeasterly direction along the centerline of said 60 foot easement for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 deg. 55 min. 29 sec. and a radius of 200.00 feet; thence run in a Southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 149.84 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 655.00 feet to the end of said 60 foot easement; being situated in Shelby County, Alabama.



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