

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

Send Tax Notice To:
Sean P. Shinick
50 Shades Crest Road
Birmingham, Alabama 35226-1016

STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Fifty-Five Thousand Nine Hundred and 00/100 (\$155,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William F. Spratlin, a married man**, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Sean P. Shinick**, (hereinafter referred to as GRANTEE), his heirs and assigns, 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:
Ad valorem taxes for 2010 and subsequent years not yet due and payable until October 1, 2010. Existing covenants and restrictions, easements, building lines and limitations of record.

\$66,900.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.


Property herein conveyed 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 GRANTEE, his heirs and assigns forever.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **28th** day of **January, 2010**.


William F. Spratlin


20100201000029970 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
02/01/2010 10:05:04 AM FILED/CERT

Shelby County, AL 02/01/2010
State of Alabama
Deed Tax : \$89.00

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William F. Spratlin**, a married man, whose name 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **28th** day of **January, 2010**.

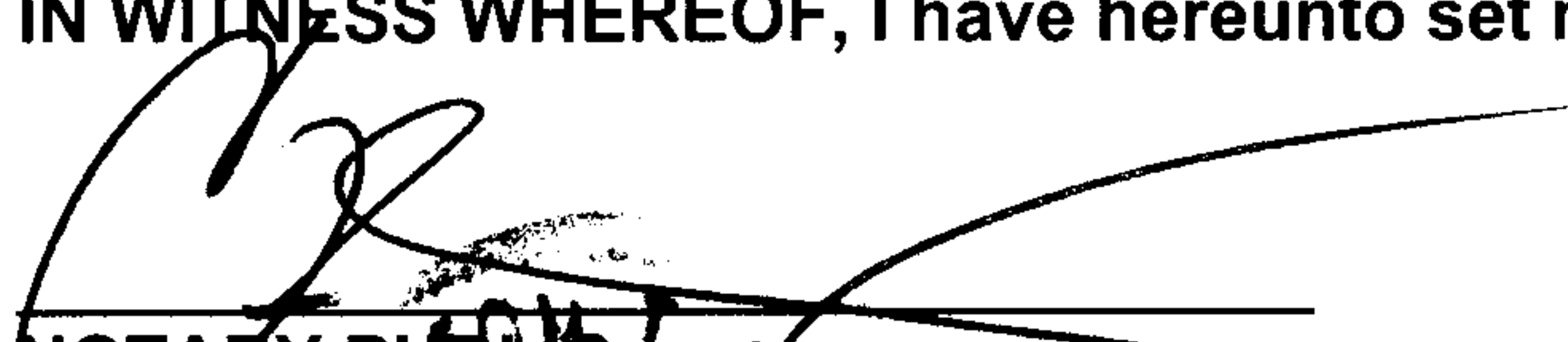
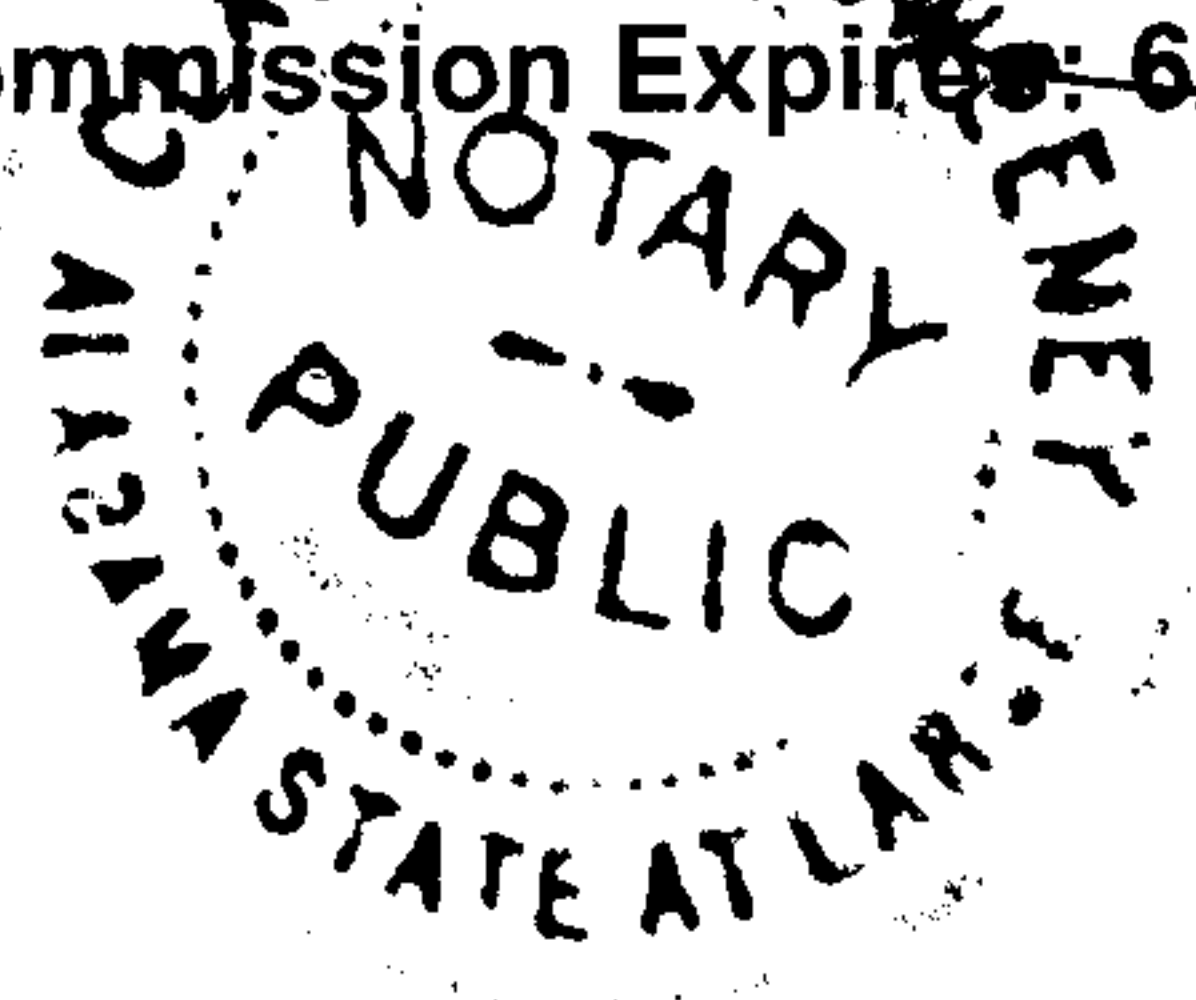
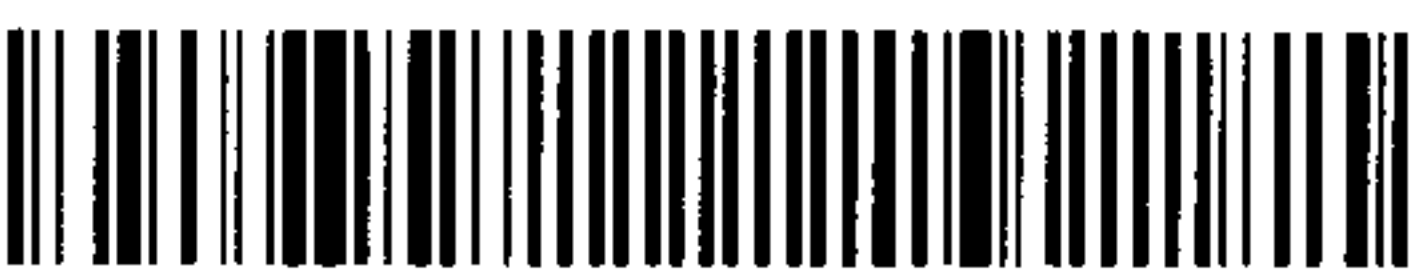

NOTARY PUBLIC
My Commission Expires: 6/5/2011


Exhibit "A"
Legal Description



20100201000029970 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
02/01/2010 10:05:04 AM FILED/CERT

A parcel of land situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a crimped iron found at the SE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 289.44 feet to the point of beginning; thence continue along last stated course for a distance of 1043.79 feet to the SW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle to the right of 87 deg. 39 min. 10 sec. and run in a Northerly direction along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 838.16 feet to a point; thence turn an angle to the right of 89 deg. 24 min. 47 sec. and run in a Easterly direction for a distance of 1033.84 feet to a point; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in a Southerly direction for a distance of 891.55 feet to the point of beginning; being situated in Shelby County, Alabama.

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 $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 25; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 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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ALSO,

A 60 foot non-exclusive access easement lying 30 feet either side of a line situated in the East $\frac{1}{2}$ of Section 25, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at a crimped iron found at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 25; thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 289.44 feet to the point of beginning of the center line of said 60 foot easement; thence turn an angle to the right of 87 deg. 03 in. 57 sec. and run in a Northerly direction along the center line of said 60 foot easement for a distance of 1720.90 feet to the end of said easement and the intersection of 60 foot overall non-exclusive easement described herein; being situated in Shelby County, Alabama.