

Executed

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN; OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

THIS INSTRUMENT PREPARED BY:
F. Wade Steed
Dempsey, Steed, Stewart, Ritchey & Gaché, LLP
1910 28th Avenue South
Homewood, AL 35209

SEND TAX NOTICE TO:
Rhonda Carol Spratlin Daniel
3408 Chippenham Circle
Birmingham, Alabama 35242

\$12.00
3.00
Notary fee 1.00
\$16.00

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration, in hand paid to the undersigned, Rhonda Carol Spratlin Daniel, Personal Representative of the Estate of Willodean Vivian Spratlin, deceased (hereinafter referred to as the "Grantor"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and convey unto Roger Hugh Spratlin, a married person, an undivided 1/2 interest, and Rhonda Carol Spratlin Daniel, a married person, an undivided 1/2 interest (hereinafter referred to as the "Grantees"), in the following described real estate situated in Shelby County, Alabama, to-wit:

E1/2 of SE1/4 of SE1/4 of Section 18, Township 20, Range 1 West, lying North of Highway; containing 20 acres, more or less; less and except the following, a portion thereof:

That portion of said real estate conveyed from Willodean V. Spratlin, an unmarried woman, to William F. Spratlin and wife, Jenny Y. Spratlin, and recorded under Instrument # 1993-22042 at the Office of the Judge of Probate of Shelby County, Alabama, on the 27th day of July, 1993;

That portion of said real estate conveyed from Willodean V. Spratlin, an unmarried woman, to Roger H. Spratlin and wife, Debra B. Spratlin, and recorded under Instrument # 1994-30890 at the Office of the Judge of Probate of Shelby County, Alabama, on the 11th day of October, 1994; and

That portion of said real estate conveyed from Willodean V. Spratlin, an unmarried woman, to Rhonda Spratlin Daniel, and recorded under Instrument # 1993-22043 at the Office of the Judge of Probate of Shelby County, Alabama, on the 27th day of July, 1993.

The remaining portion of said real estate contains 1.32 acres, more or less.

Subject to:

1. All restrictions, conditions, agreements, rights of way, covenants and easements of record;
2. Any mineral and mining rights not owned by the Grantor;
3. 2012 ad valorem taxes, a lien, but not yet due and payable;
4. All terms, conditions, restrictions and limitations set forth in that certain Last Will and Testament of Willodean Vivian Spratlin, deceased, that was filed and probated in the Office of the Judge of Probate of Shelby County, Alabama, on or about the 9th day of September, 2011, Case No. PR-2011-000542, incorporated by reference and made a part hereof. Willodean Vivian Spratlin died on or about July 12, 2011, and was predeceased by her former spouse, Neal Frank Spratlin.

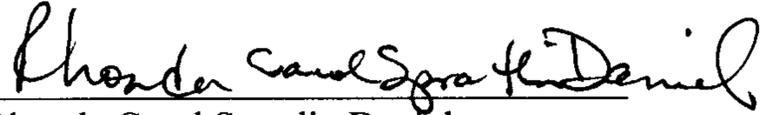
NOTE: The Grantor represents and warrants that the above described real estate does not constitute any part or portion of the Grantor's homestead.


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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD to the said Grantees, their successors, heirs and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the described real estate hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 19 day of June, 2012.


Rhonda Carol Spratlin Daniel,
Personal Representative of the Estate
of Willodean Vivian Spratlin, deceased

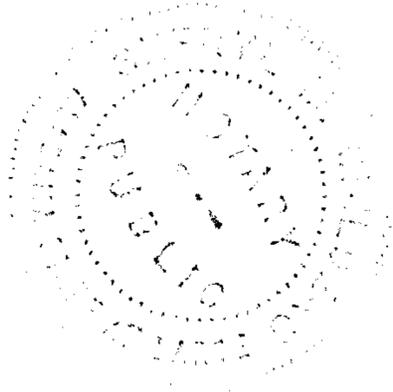
STATE OF ALABAMA)
COUNTY OF Jefferson)

ACKNOWLEDGMENT

I, Sheryl M. Childers, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rhonda Carol Spratlin Daniel, whose name as Personal Representative of the Estate of Willodean Vivian Spratlin, deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, Rhonda Carol Spratlin Daniel, as Personal Representative and with full authority, executed the same voluntarily for and as the act of the Estate of Willodean Vivian Spratlin, deceased, on the day the same bears date.

Given my hand and official seal this 19th day of June, 2012.


Notary Public
My Commission Expires: 4/12/2014




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Shelby Cnty Judge of Probate, AL
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