

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19760812000076230 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Patsy L. Brantley, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Willie Frances Brantley

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$, thence East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ 210.0 feet to the point of beginning, thence continue along last described course 313.56 feet, thence 89 degrees, 20 minutes right 607.25 feet to the North right of way line of a Shelby County road, thence 116 degrees, 39 minutes, 15 seconds right along and contiguous with said North right of way line 626.62 feet, thence 104 degrees, 23 minutes, 45 seconds right 125.44 feet, thence 90 degrees, 45 minutes, 45 seconds left 210.0 feet, to the point of beginning containing 4.20 acres and marked on the corners by iron pins. ALSO, a portion of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama being more particularly described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ $\frac{1}{4}$, thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ 256.27 feet to a point on the North right of way line of the Southern Railroad and the point of beginning of the property being described, thence continue along last described course 277.28 feet to a point on the South right of way line of a Shelby County road, thence 71 degrees, 22 minutes, 15 seconds left to tangent along and contiguous with said right of way line 385.88 feet, thence 106 degrees, 18 minutes, 15 seconds from tangent 371.64 feet to a point on the North right of way line of the Southern Railroad thence 103 degrees, 31 minutes, 45 seconds left along and contiguous with the said North right of way line of railroad 378.25 feet to the point of beginning, containing 2.20 acres and being marked on the corners by iron pins, LESS AND EXCEPT a 30' right of way for a roadway right of way across said land more particularly described as : Commence at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec. 8, T21S, R3W, Shelby County, Alabama, thence North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ 256.27 feet to a point on the North right of way line of the Southern Railroad right of way, thence 90 deg. 07 min. left to tangent along and contiguous with said right of way line 201.83 feet, thence 109 degrees, 49 min. 45 sec., tangent to (Legal Description Continued on Reverse Side Hereof)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hands(s) and seal(s), this 12th day of August, 1976

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patsy L. Brantley, a single woman 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of August, A. D., 1976

Conrad M. Foster, Jr.

Public

RETURN TO:

Waller

BOOK 300 PAGE 319

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 AUG 12 AM 11:37

Deed Sept 50

Conrad M. Brouder

JUDGE OF PROBATE

WARRANTY DEED

STATE OF ALABAMA,

County.

*50
30.00
1.00
4.50*

Judge of Probate

**LAWYERS TITLE INSURANCE
CORPORATION**

Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$

(Continued from Front)

tangent and along a curve to the left having a radius of 3,157.59 feet and a central angle of 3 degrees, 31 minutes, 193.80 feet, thence along a curve to the right having a radius of 183.58 feet and a central angle of 30 degrees, 18 minutes, 45 seconds, 97.12 feet to a point on the South right of way line of a Shelby County road, thence left and along the South right of way line of said road 32.58 feet, thence 68 degrees, 48 minutes left to tangent and along a curve to the left having a radius of 213.58 feet and a central angle of 26 degrees 38 minutes, 99.28 feet, thence along a curve to the right having a radius of 3,127.59 feet and a central angle of 3 degrees, 43 minutes, 15 seconds, 203.11 feet to a point on the north right of way line of the Southern Railroad, thence Easterly along the said North right of way line of railroad 31.89 feet to the point of beginning.

19760812000076230 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/12/1976 12:00:00AM FILED/CERT

Conrad M. Brouder
JUDGE OF PROBATE

1976 AUG 12 AM 11:37
SHELBY COUNTY JUDGE OF PROBATE
FILED