

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama 35236-0187

1347



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Palham, Alabama 36124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and no/100th (\$12,500.00) Dollars

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

LEIGHTON JOE MOODY AND WIFE, BONNIE MOODY

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

Duke C. Bradford

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

See attached legal description

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Grantee's Address: Route 1, Box 119 A, Calera, Alabama 35040

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 19th day of August, 1985

(SEAL)

*Leighton Joe Moody*

LEIGHTON JOE MOODY

(SEAL)

(SEAL)

*Bonnie Moody*

BONNIE MOODY

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama }  
Shelby COUNTY }

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned in said State, hereby certify that

Leighton Joe Moody and wife, Bonnie Moody

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of August, A.D. 1985

*Gene [Signature]*  
Notary Public

BOOK 038 PAGE 895

EXHIBIT "A"

We, the undersigned grantors, transfer to the grantees any interest we may have in the following described property:

A tract of land situated in the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, and more particularly described as follows: Begin at the NE corner of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence West along the North line thereof 1084.0 feet; thence 89 deg. 01 min. 10 sec. left and run Southerly and parallel to the East line of 1/4 1/4 Section a distance of 953.60 feet; more or less, to the North right of way line of Shelby County Highway No. 20; thence left and run in an Easterly direction along a curve to the right a distance of 183.59 feet (said curve having a radius of 1340.81 feet); thence on tangent to curve continue along right of way in an Easterly direction 901.20 feet to the East line of 1/4 1/4 Section; thence 91 deg. 38 min. 53 sec. left and run North along 1/4 1/4 line 990.80 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted. ;

BOOK 038 PAGE 896

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

1985 AUG 23 AM 11: 53

*Thomas J. ...*  
JUDGE OF THE CLERK

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>12.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>18.50</u>