

1017

SEND TAX NOTICE TO:

(Name) Curtis E. Bradley
Rt. 2 Box 11, Brookside Pl.
(Address) Montevallo, AL 35115

This instrument was prepared by

(Name) Mitchell A. Spears

(Address) P.O. Box 91, Montevallo AL 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand (\$40,000.00) DOLLARS

(\$30,053.50 of purchase price is secured by mortgage to Central State Bank) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Laura Curry Scholz, as Executrix of the Estate of Mary Helen Merchant,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Curtis E. Bradley and wife, Jo Ann Bradley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A tract of land situated in the West 1/2 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama and run North along the West line of said Section 659.72 feet to point of beginning of herein described property; thence continue along last described course 975.74 feet; thence an angle to the right of 73 deg. 01 min. and run Northeasterly 237.1 feet; thence an angle to the left of 11 deg. 47 min. and run Northeasterly along a boundary fence to a point of intersection with the Westerly right of way line of Alabama Highway No. 155; thence Southeasterly along said Westerly right of way line 141.68 feet (Deed) to a point of curve to the right; thence continue Southeasterly along said right of way line for a chord distance of 530.9 feet (More or less) to a point which is the most Northern corner of a one acre tract described in Deed 300 page 362, as recorded in the Probate Office of Shelby County, Alabama; thence right 97 deg. 25 min. 35 sec. and run Southwesterly 210.0 feet; thence left 97 deg. 21 min. 37 sec. and run Southeasterly 210.00 feet; thence right 97 deg. 03 min. 19 sec. and run Southwesterly 1185.83 feet to the point of beginning; being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 DEC 16 AM 8 53
Re-Recorded
Judge of Probate

BOOK 053 PAGE 400
BOOK 040 PAGE 162

Rec'd 2.50
Jud 1.00
3.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 3rd

day of September, 19 85.

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

Seed tax 10.00
2.50
1.00

(Seal) Laura Curry Scholz (Seal)

1985 SEP -5 AM 10:49

(Seal) Laura Curry Scholz, Executrix of the Estate of Mary Helen Merchant (Seal)

(Seal) Thomas A. Spears (Seal)

STATE OF ALABAMA

SHELBY COUNTY

(CORRECTIVE ACKNOWLEDGEMENT COMPLETED ON DECEMBER 14, 1985.)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Curry Scholz, whose name as Executrix of the Estate of Mary Helen Merchant 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, in her capacity as such Executrix, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of September A.D. 19 85

Central State Bank
P O Box 188
Calera AL 35040

Thomas A. Spears
Notary Public