

535

This instrument was prepared by  
(Name) William H. Halbrooks, Attorney  
(Address) Suite 704 Independence Plaza  
Birmingham, AL 35209

Kathleen Dole Wilson  
Send Tax Notice To: 6250 Cahaba Valley Road  
Birmingham, AL 35243  
address

WARRANTY DEED-

STATE OF ALABAMA }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ~~One Hundred Sixteen Thousand Five Hundred and no/100-DOLLARS~~

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, Thomas E. Bradford, Jr., unmarried man

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

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

"SEE ATTACHED FOR LEGAL DESCRIPTION"

BOOK 109 PAGE 234

Subject to taxes, easements and restrictions of record.

\$93,200.00 of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

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, ..... have hereunto set ..... my ..... 30th  
day of December ..... 86 ..... hands(s) and seal(s), this .....

..... (Seal)  
..... (Seal)  
..... (Seal)

*Thomas E. Bradford, Jr.* (Seal)  
Thomas E. Bradford, Jr. (Seal)  
..... (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, ..... a Notary Public in and for said County, in said State,  
hereby certify that ..... Thomas E. Bradford, Jr.,  
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 ..... he ..... executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 30th day of December A. D. 86  
*William H. Halbrooks*  
Notary Public

LEGAL DESCRIPTION:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 7, Township 19 South, Range 1 West, and in the NE 1/4 of the SE 1/4 of Section 12, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the NW 1/4 of the SW 1/4 of said Section 7 and run thence Easterly along the North line thereof for a distance of 166.31 feet to the point of beginning of property herein described, thence continue easterly along the north line of the last said 1/4 1/4 section for a distance of 31.60 feet, thence turn an angle to the right 44 deg 50 min 06 sec and run Southeasterly for a distance of 427.22 feet to a point on the Northwesternly right of way line of Cahaba Valley Road (Alabama Hwy 119) thence turn an angle to the right of 89 deg 52 min 15 sec and run Southwesterly along said right of way line for a distance of 330.85 feet, thence turn an angle to the right of 90 deg 15 min 51 sec and run Northwesternly for a distance of 310.52 feet to the beginning of a curve to the left having a radius of 130.67 feet and a central angle of 21 deg 55 min 32 sec and run northwesterly along the arc of said curve for a distance of 50 feet thence turn an angle to the right of 111 deg 13 min 28 sec from tangent and run in a Northeasterly direction a distance of 28.11 feet, thence turn an angle to the left of 91 deg 52 min 11 sec and run a Northwesternly direction a distance of 90.66 feet, thence turn an angle to the right of 92 deg 24 min and run in a Northeasterly direction a distance of 292.92 feet to the point of beginning, containing 3.37 acres more or less.

BOOK 109 PAGE 235

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

1987 JAN -8 PM 5:24

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>23.50</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>29.50</u>

