

LINDA BRAGDON-HALL  
Route 1, Box 104  
Sycamore Lane  
Alabaster, AL. 35007

1836



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) **JAMES A. HOLLIMAN ATTORNEY**  
3821 Lorna Road, Suite 110  
(Address) **Birmingham, AL. 35244**

**SPECIAL WARRANTY DEED**

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **SEVENTY-ONE THOUSAND NINE HUNDRED AND NO/100 (\$71,900.00)**  
**DOLLARS**

to the undersigned grantor, **FEDERAL HOME LOAN MORTGAGE CORPORATION** a corporation,  
(herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR**  
does by these presents, grant, bargain, sell and convey unto

**LINDA BRAGDON-HALL and JEFFREY HALL**

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

County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth  
in full herein for the complete legal description of the property  
being conveyed by this instrument.

**SUBJECT TO:** (1) Taxes for the year 1991 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Statutory rights of  
redemption on foreclosure deed dated May 24, 1990, and recorded in Real  
Volume 292, Page 915 on mortgage recorded in Real Volume 161, Page 887,  
all in the Probate Office of Shelby County, Alabama.

\$66,300.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

By, through, and under, but not otherwise the following limitation of  
warrantees shall be deemed superior and override any others contained  
herein:

Warrantees contained herein extend only to Grantee herein and pertain  
only to those defects placed or caused to be placed on the above  
property by the within captioned Grantor.

**TO HAVE AND TO HOLD** to the said **GRANTEES** as joint tenants with right of survivorship ~~AND THE GRANTOR SHALL WARRANT THAT THE GRANTOR HAS NO OTHER INTEREST IN THE PROPERTY AND THAT THE GRANTOR HAS NO OTHER OBLIGATIONS TO THE PROPERTY~~

~~AND THE GRANTOR SHALL WARRANT THAT THE GRANTOR HAS NO OTHER INTEREST IN THE PROPERTY AND THAT THE GRANTOR HAS NO OTHER OBLIGATIONS TO THE PROPERTY~~

**IN WITNESS WHEREOF**, the said **GRANTOR**, by its **President**,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **day of May, 1991.**

**ATTEST:**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**

*Carlos C. Canada*

**Carlos C Canada Asst.**

**Secretary**

*Jackie Muellenbach*

**By Jackie Muellenbach, Regional Manager**

**STATE OF GEORGIA**  
**COUNTY OF Fulton**

}

I, the undersigned authority **a Notary Public in and for said County in said**  
State, hereby certify that **Jackie Muellenbach & Carlos Canada**  
whose name as **Manager** ~~XXXXXX~~ **FEDERAL HOME LOAN MORTGAGE CORPORATION**  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the **20th day of May, 1991.**

My Commission Expires: **11-14-94**

*Ina B. Williams*

**Ina B. Williams**

**Notary Public**

EXHIBIT "A"

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for a distance of 993.75 feet; thence turn 104 deg. 10 min. to the left for a distance of 225.33 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 232.48 feet to the point of beginning; thence continue along same line for a distance of 190.0 feet; thence turn 73 deg. 04 min. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 10 sec. to the right for a distance of 220.06 feet; thence turn 104 deg. 40 min. 45 sec. to the right for a distance of 190.0 feet; thence turn 75 deg. 50 min. to the right for a distance of 227.25 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress being described as follows: Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West; thence run Easterly and along the South line for 993.75 feet to the point of beginning of subject easement; thence continue in the same direction Easterly a distance of 495.0 feet to the West line to the West line of Alabama Highway 119; thence turn left and run Northerly along said right of way for 15.0 feet; thence turn left and run Westerly and parallel to the South line for 495.0 feet, more or less, to a point 15 feet North of the point of beginning; thence turn 75 deg. 50 min. to the right and run Northerly 205.53 feet to a point; thence continue in the same direction Northerly for 19.8 feet; thence turn 73 deg. 34 min. 55 sec. to the left for a distance of 253.45 feet; thence turn 96 deg. 40 min. 40 sec. to the left for a distance of 19.6 feet; thence turn 83 deg. 25 min. 44 sec. to the left for a distance of 241.77 feet to a point which is 15 feet West of the East line of subject easement; thence turn right and run in a Southerly direction and parallel with the East line of subject easement a distance of 205.53 feet, more or less, to the South line of said SW 1/4 of NW 1/4; thence East along said South line a distance of 15 feet to the point of beginning; being situated in Shelby County, Alabama.

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

91 MAY 28 AM 11:02

*Thomas H. Starnes*  
JUDGE OF PROBATE

1	Dead Tax	4.00
2		5.00
3		3.00
4		1.00
5		1.00
6		1.00
Total		15.00

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