

THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
1 Independence Plaza, Suite 520
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Title Not Examined by Preparer.

WARRANTY DEED

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the undersigned Grantor, Patrice Anne Bradish, a single woman, does by these presents, grant, bargain, sell, and convey unto Grantee, Christine Bradish Nolen, her interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 25, T20S, R1E, being pt. of beginning and being an iron pin found in place and being in accordance with a survey by Frank Wheeler dated November 2, 1977; thence proceed in a southerly direction along the east boundary line of said 1/4 1/4 section for a distance of 297.43 feet to a point, being a point on the northeast R.O.W. line of County Highway #61; thence proceed in a northwesterly direction along the said northeast R.O.W. line of said Co. Hwy. #61, being in a 2°32'40" curve to the right, for an arc distance of 428.52 feet to a point, being a point on the north boundary line of aforementioned SE 1/4 of SW 1/4 of Section 25; thence proceed in an easterly direction along said north boundary line of said 1/4 1/4 section for a distance of 319.25 feet to the point of beginning.

Said parcel of land is lying in the SE 1/4 of the SW 1/4 of Section 25, T-20-S, R-1-E, and contains 1.10 acres, more or less.

The above described property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD, to the Grantee, her successors and assigns forever.

And the Grantor does for herself, her heirs and assigns, covenant with the Grantee, her heirs and assigns, that she is lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that she has a good right to sell and convey the premises as aforesaid; and that she will and her

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heirs and assigns shall, warrant and defend the same to the Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Patrice Anne Bradish has hereto set her signature and seal this the 23rd day of December, 1998.

Teressa N. Childs
Witness

Patrice A. Bradish
Patrice Anne Bradish

STATE OF Alabama,

COUNTY OF Shelby.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Patrice Anne Bradish, 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.

Given under my hand and official seal this the 23rd day of December, 1998.

[Signature]
Notary Public

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