



20200701000271000 1/3 \$79.00  
Shelby Cnty Judge of Probate, AL  
07/01/2020 10:32:44 AM FILED/CERT

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Robert & Amanda Bradley  
101 Weatherly Way  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FIFTY EIGHT THOUSAND SIX HUNDRED FIFTEEN (\$558,615.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Truman Allen Franklin** and **Peggy June Franklin**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Amanda G. Bradley** and **Robert P. Bradley**, wife and husband (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**Parcel I:**

Lot 185, according to the Survey of Weatherly Sector II, Phase I, as recorded in Map Book 14, Page 12, in the Probate Office of Shelby County, Alabama.

**Parcel II:**

A part of Lot 184, Weatherly Sector 2, Phase I, as recorded in Map Book 14, on page 12 in the Office of the Judge of Probate, Shelby County, Alabama situated in the Southeast corner of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of said Lot 184; thence run North 89 degrees, 07 minutes, 25 seconds East along the North line of said Lot 184 for a distance of 66.56 feet to a one-half inch rebar found; thence run South 41 degrees, 44 minutes, 38 seconds West for a distance of 100.70 feet to an iron pin set on the West line of said Lot 134; thence run North 00 degrees, 22 minutes, 53 seconds East for a distance of 74.12 feet to the point of beginning. Said parcel of land containing 2,466.02 square feet, more or less.

**Parcel III:**

Begin at the Southeast corner of the Southeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26 minutes 54 seconds West (bearing assumed) along the accepted East quarter-quarter section line 380.77 feet to the point of beginning; thence North 0 degrees 33 minutes 08 seconds East along said accepted line 112.16 feet; thence North 71 degrees 49 minutes 20 seconds West for 946.31 feet; thence South 30 degrees 20 minutes 02 seconds West for 429.67 feet to the North line of Weatherly Subdivision; thence South 89 degrees 37 minutes 20 seconds East along said North line 217.92 feet; thence South 15 degrees 45 minutes 02 seconds West along said North line 31.41 feet; thence South 89 degrees 37 minutes 22 seconds East along said North line 910.36 feet to the point of beginning.

**LESS AND EXCEPT:**

Begin at the Southeast corner of the Southeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, thence North 0 degrees 26'54" feet West (bearing assumed) along the accepted east quarter-quarter section line 380.07 feet; thence North 0 degrees 33'08" East along said accepted line 112.16 feet; thence North 71 degrees 49'20" West for 421.50 feet to the point of beginning; thence continue North 71 degrees 49'20" West for 90.00 feet; thence South 0 degrees 22'38" feet West for 268.53 feet; thence South 89 degrees 37'22" East for 226.00 feet; thence North 36 degrees 25'26" West for 301.00 feet to the point of beginning. (1.00 acres, more or less.)

**ALSO LESS AND EXCEPT:**

Commence at the Southeast corner of the South-East quarter of the South-East quarter of Section 19, Township 20 South, Range 2 West; thence North 0 degrees 26'54" West (bearing assumed) along the accepted east quarter-quarter section line 380.07 feet; thence North 0 degrees 33'08" East along said accepted line



112.16 feet; thence North 71 degrees 49'20" West 421.50 feet to the POINT OF BEGINNING; thence continue North 71 degrees 49'20" West for 90.00 feet; thence South 0 degrees 22'38" West for 268.53 feet; thence South 89 degrees 37'22" East for 266.00 feet; thence North 36 degrees 25'26" West for 301.00 feet to the POINT OF BEGINNING. (Containing 1.00 acre, more or less.)

**ALSO LESS AND EXCEPT:**

Begin at the Southeast Corner of the Southeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, thence North 0 degrees 26'54" West (bearing assumed) along the accepted east quarter-quarter section line 380.07 feet to the point of beginning; thence North 0 degrees 33'08" East along said accepted line 112.16 feet; thence North 71 degrees 49'20" West for 421.50 feet; thence South 36 degrees 25'26" East for 301.00 feet; thence South 89 degrees 37'22" East for 220.67 feet to the point of beginning. (1.13 acres, more or less.)

**ALSO LESS AND EXCEPT:**

Begin at the Southeast Corner of the Southeast quarter of the Southeast quarter of Section 19, Township 20 South, Range 2 West, thence North 0 degrees 26'54" West (bearing assumed) along the accepted east quarter-quarter section line 380.07 feet; thence North 0 degrees 33'08" East along said accepted line 112.16 feet; thence North 71 degrees 49'20" West for 511.50 feet to the point of beginning; thence continue North 71 degrees 49'20" West for 111.80 feet; thence South 26 degrees 58'21" west for 338.52 feet; thence South 89 degrees 58'21" East for 258.00 feet; thence North 0 degrees 22'38" East for 268.53 feet to the point of beginning. (1.22 acres, more or less.)

**ALSO LESS AND EXCEPT:**

A parcel of land situated in the Southeast Quarter of Section 19, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southeast quarter of said Section 19; thence run North 00 degrees, 26 minutes, 54 seconds West (bearing assumed) along the East line of said quarter section for a distance of 380.07 feet to a point; thence run North 00 degrees, 33 minutes, 08 seconds East for a distance of 112.16 feet to a point; thence run North 71 degrees, 49 minutes, 20 seconds West for a distance of 623.86 feet to an iron pin found; thence run North 71 degrees, 49 minutes, 20 seconds West for a distance of 322.45 feet to an iron pin set; thence run South 30 degrees, 47 minutes, 08 seconds West for a distance of 430.04 feet to an iron pin found; thence run South 88 degrees, 59 minutes, 17 seconds East for a distance of 151.26 feet to an iron pin found at the Northeast corner of Lot 185, Weatherly Sector 2 Phase 1, as recorded in Map Book 14, on Page 12 in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 89 degrees, 07 minutes, 25 seconds East for a distance of 66.56 feet to a one-half inch rebar found at the point of beginning; thence run South 78 degrees, 58 minutes, 06 seconds East for a distance of 160.50 feet to one-half inch rebar found; thence run North 89 degrees, 38 minutes, 53 seconds West for a distance of 165.83 feet to a one-half inch rebar found; thence run North 15 degrees, 36 minutes, 11 seconds East for a distance of 30.83 feet to the point of beginning. (Said parcel of land containing 2,466.02 square feet, more or less.)

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.



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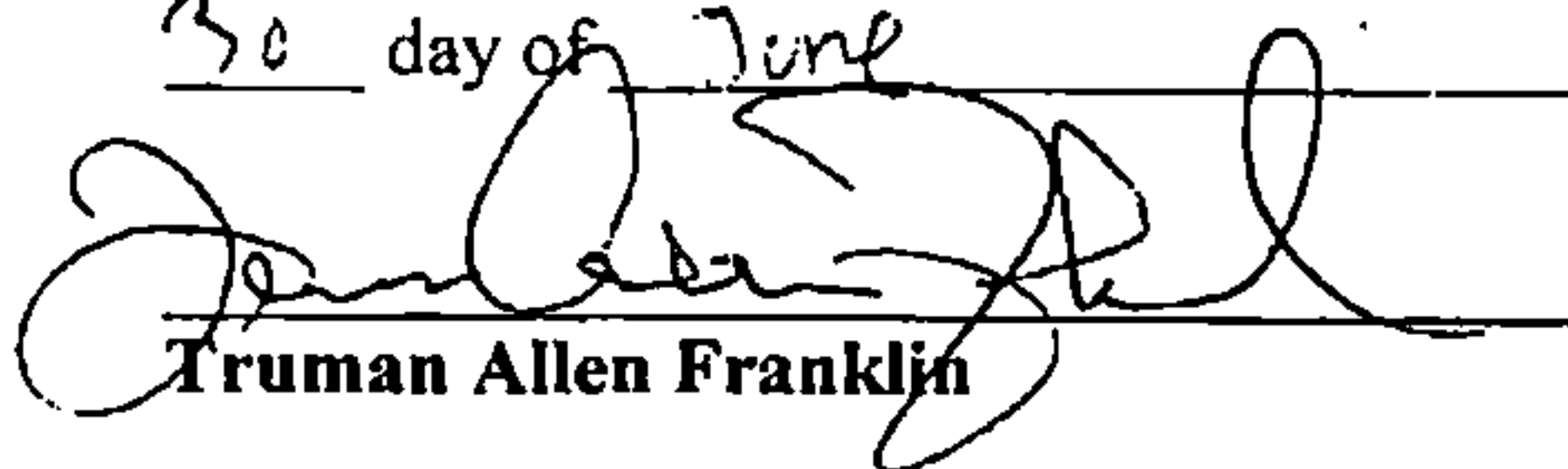
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

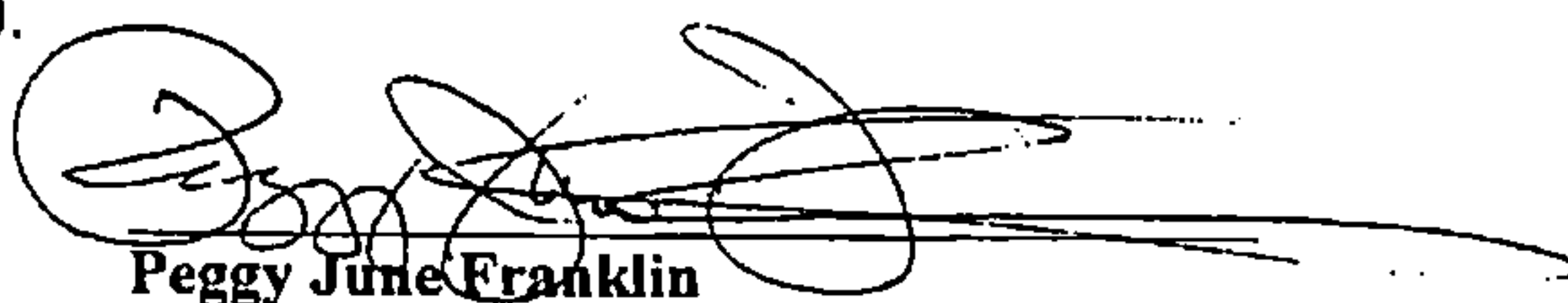
Truman Allen Franklin is one and the same person as Allen Franklin.

Peggy June Franklin is one and the same person as Peggy Franklin.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the

30 day of June, 2020.


  
Truman Allen Franklin

  
Peggy June Franklin

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Truman Allen Franklin** and **Peggy June Franklin**, whose names 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 Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of June, 2020.


  
Notary Public  
My Commission Expires: 1/1/2021

Grantors: Truman Allen Franklin & Peggy June Franklin  
101 Weatherly Way  
Pelham, AL 35124

Grantees: Robert P. Bradley & Amanda G. Bradley  
101 Weatherly Way  
Pelham, AL 35124

Property Address:  
101 Weatherly Way  
Pelham, AL 35124

Total Purchase Price is \$558,615.00 according to the closing statement.

Filed and Recorded  
  
20200701000271000 3/3 \$79.00  
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Alabama, County

