

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-EIGHT THOUSAND & NO/100 (\$68,000) DOLLARS of which \$20,000 has been paid in cash and the balance secured by mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Betty Sims, an unmarried woman

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

Glen M. Bradford and wife, Virginia F. Bradford

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg.03' 30" W (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 deg.18' to the left and proceed South 11 deg.14' 30" East (MB) along the said West right of way line of Washington Street a distance of 1295.51 feet to the point of intersection with the South right of way line of Bolton Lane; thence turn an angle of 100 deg.18' to the right and proceed South 89 deg.03' 30" West (MB) along the said South boundary of Bolton Lane a distance of 454.58 feet to the point of beginning of the lot herein described; thence continue South 89 deg. 03' 30" West (MB) along the said South right of way line of Bolton Lane a distance of 170.0 feet to a point; thence turn an angle of 90 deg.00' to the left and proceed a distance of 200.00 feet to a point; thence turn an angle of 90 deg.00' to the left and proceed a distance of 170.00 feet to a point; thence turn an angle of 90 deg. 00' to the left and proceed a distance of 200.00 feet to the point of beginning. Said lot is lying in SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West and has a 50 foot building or set back restriction from the South boundary of said Bolton Lane.

Commence at the present NE corner of the Sims property as recorded in Deed Book 276, page 527. in said Probate Office (said point or corner lying on the South margin of Bolton Lane and also being the NW corner of the John Jones Property); thence proceed South perpendicular to said South margin of Bolton Lane a distance of 200.00 feet to the point of beginning of the 20 foot width strip of land herein conveyed; thence turn an angle of 90 deg.to the right and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90 deg.to the left and proceed for a distance of 20.0 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 170.0 feet to a point; thence turn an angle of 90 deg. to the left and proceed for a distance of 20.0 feet to the point of beginning. Said 20.0 feet by 170.0 foot strip of land contains 0.078 acre and is lying in the SW $\frac{1}{4}$ of Section 25, Township 21 South, Range 1 West, Situated in Shelby County, Alabama.

It is agreed and understood that in the event grantee decides to sell said property, that grantor shall have the right of first refusal at the same price and on the same terms and conditions for which grantee herein offers the same for sale.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 14th day of May, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

General Acknowledgment

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Sims 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 on the day the same bears date.

Given under my hand and official seal this 14th day of May, A. D., 1976.

Notary Public.

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19760520000046730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/20/1976 12:00:00AM FILED/CERT

BOOK 298 PAGE 782

1976 MAY 20 AM 10:48
JUDGE OF PROBATE
INSTRUMENT WAS FILED
STATE OF ALABAMA SHELBY CO.
(1) I CERTIFY THIS
(1) INSTRUMENT WAS FILED
(1) REED OCT 20 02