

This instrument was prepared by

(Name) Donald T. Trawick, Trawick & Calhoun, Attorneys at Law

(Address) Suite A, 1723 Center Point Road, Birmingham, AL 35215

(Title Not Examined)

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

7767

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Edgar E. Bailey and wife, Gracie S. Bailey and Cecil Crow and wife, Carolyn J. Crow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Brandywine, Inc.

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

(See attached for legal description)

Subject to easements and restrictions of record, if any.



19760817000077700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1976 12:00:00AM FILED/CERT

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, ~~XXX~~ have hereunto set ~~OUR~~ hands(s) and seal(s), this 10 day of August, 19 76.

(Seal)

(Seal)

(Seal)

Edgar E. Bailey

EDGAR E. BAILEY

Gracie S. Bailey

GRACIE S. BAILEY

Cecil Crow

CECIL CROW

Carolyn J. Crow

CAROLYN J. CROW

General Acknowledgment

STATE OF ALABAMA

JEFFERSON

COUNTY

the undersigned

I, a Notary Public in and for said County, in said State, hereby certify that Edgar E. Bailey & wife, Gracie S. Bailey & Cecil Crow & wife, whose name are Carolyn J. Crow 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of August, A. D., 19 76

Donald T. Trawick

Notary Public

A 50' wide roadway easement, the centerline of said easement being more particularly described as follows: From the northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 315.00 feet, thence turn an angle to the left of 90° 48' 15" and run in a southerly direction for a distance of 210 feet, thence turn an angle to the left of 89° 11' 45" and run in an easterly direction for a distance of 150 feet, thence turn an angle to the right of 89° 11' 45" and run in a southerly direction for a distance of 150.63 feet to the point of beginning, thence turn an angle to the left of 89° 20' and run in an easterly direction for a distance of 165.22 feet, thence turn an angle to the right of 1° 17' and run for a distance of 178.49 feet, more or less, to the centerline of Maylene Road (Shelby County Road No. 17) which is the end of said roadway easement.

Also, a 23 foot wide roadway easement, the north line of said easement being more particularly described as follows: From the northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, run in a westerly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 315.00 feet, thence turn an angle to the left of 90° 48' 15" and run in a southerly direction for a distance of 210.00 feet, thence turn an angle to the left of 89° 11' 45" and run in an easterly direction for a distance of 150 feet, thence turn an angle to the right of 89° 11' 45" and run in a southerly direction for a distance of 153.38 feet to the point of beginning, thence turn an angle to the right of 90° 48' 15" and run in a westerly direction for a distance of 125 feet to the point of ending of said roadway easement.

BOOK 300 PAGE 419



19760817000077700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
08/17/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Conrad W. Brantley

1976 AUG 17 AM 9:25

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

Deed Book 50