

This instrument was prepared by

(Name) Willard D. Henderson

7897

(Address) Route 3 Box 894 Bessemer, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$12,000.00 (Twelve thousand dollars) and assumption of first mortgage to Engel Mortgage Company, Inc.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Willard D. Henderson and wife, Ella Rae Henderson

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

Robert N. Bradley

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 13, Township 20 South, R4W; thence run East along South line of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 280.9 feet; turn left an angle of 101 deg. 48' a distance of 403.51 feet to the center line of Shades Crest Road; turn right an angle of 56 deg. 30' 30" along said center line a distance of 604.14 feet for point of beginning; thence continue said course along said center line a distance of 137.2 feet; turn right an angle of 97 deg. 26' 30" a distance of 323.39 feet; turn right an angle of 95 deg. 27' a distance of 100.0 feet; turn right an angle of 77 deg. 19' 30" a distance of 299.26 feet to point of beginning; except that part lying in right-of-way of Shades Crest Road; being in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 13, Township 20 South, R4W, Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to right-of-way restrictions and easements of record.



19760820000080050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/20/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 20 AM 8:50
Deed Book 1800
Conrad M. Fowler
JUDGE OF PROBATE

BOOK 300 PAGE 486

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And ~~X~~(we) do for ~~XXXX~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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, we have hereunto set our hands(s) and seal(s), this 18th day of August, 1976.

(Seal)

Willard D. Henderson

(Seal)

(Seal)

Ella Rae Henderson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, H. Powell Lipscomb, III, a Notary Public in and for said County, in said State, hereby certify that Willard D. Henderson and wife, Ella Rae Henderson, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, A. D., 1976.

H. Powell Lipscomb, III
Notary Public.