

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
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Form 1-1-5 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 Fifteen Thousand and no/100 (\$15,000.00)----- DOLLARS plus assumption of mortgage as set out below

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

Bill W. Shanahan, a single man, and Nancy Shanahan, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Bradberry and wife, Gail Bradberry

(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:

Begin at the N.E. corner of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West and run West along the North side of the said N $\frac{1}{2}$ for 1002.34 feet, then turn an angle of 92 deg. 02 min. 50 sec. to the left and run southerly parallel to the West side of the said N $\frac{1}{2}$ for 653.00 feet to a point on the South side of the said N $\frac{1}{2}$, then turn an angle of 88 deg. 03 min. 27 sec. to the left and run easterly along the South side of the said N $\frac{1}{2}$ for 1002.69 feet to a point on the East side of the said N $\frac{1}{2}$, then turn an angle of 91 deg. 58 min. 44 sec. to the left and run North along the East side of the said N $\frac{1}{2}$ for 651.19 feet back to the point of beginning.

Also included is a 20 foot wide access easement described as follows: Begin at the SW corner of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West and run northerly along the West side of the said N $\frac{1}{2}$ for 193.00 feet to the centerline of a 20 foot wide access easement, then turn an angle of 91 deg. 56 min. 33 sec. to the right and run easterly and parallel to the South side of the said N $\frac{1}{2}$ for 353.55 feet along the centerline of the said 20 foot wide access easement to the West side of Parcel described above.

According to survey of William J. Egan, Jr., Registered Land Surveyer, dated October 20, 1976.

As a part of the consideration, grantees assume and agree to pay as the same becomes due that certain mortgage from Grantors herein to M. A. Kendrick and wife, Rosa D. Kendrick, as recorded in Mtg. Book 331, page 486, in the Probate Records of Shelby County, Alabama, in the approximate amount of \$3,711.04; monthly payments being \$84.81 per month.

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, we have hereunto set our hand(s) and seal(s), this 12th day of November, 1976

BOOK 302 PAGE 119

WITNESS:

Witness lines with seals and signatures of Bill W. Shanahan and Nancy Shanahan.

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill W. Shanahan, a single man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, A. D., 1976. [Signature] Notary Public.



