

This instrument was prepared by

(Name) J.W. Frazier

(Address) 2015 28th Avenue North Hueytown, Alabama 35020

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:

2210

That in consideration of One dollar and other 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, J.W. Frazier and wife, Betty Sue Naish Frazier and Stella C. Naish, an unmarried woman

(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 S. R4W, thence run East along the South line of said NW $\frac{1}{2}$ of NW $\frac{1}{4}$ a distance of 280.9 feet, turn left an angle of 101° 48' a distance of 403.51 feet to the centerline of Shades Crest Road, turn right an angle of 56° 30' 30" along said centerline a distance of 554.14 feet for point of beginning; thence continue said course along said centerline a distance of 50.0 feet, turn right an angle of 90° 13' a distance of 299.26 feet, turn right an angle of 102° 40' 30" a distance of 50.0 feet, turn right an angle of 77° 16' a distance of 287.09 feet to point of beginning; except that part lying in right-of-way of Shades Crest Road; being in NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 13, Township 20 S, R4W, Shelby County, Alabama.

Subject to:

- (1) Mineral and mining rights excepted.
- (2) Right-of-way restrictions and easements of record.

BOOK 302 PAGE 726


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

1976 DEC 17 AM 9:19

Deed Ad. 50

Conrad M. Brubaker

JUDGE OF PROBATE



19761217000122170 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/17/1976 12:00:00 AM FILED/CERT

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

And ~~K~~(we) do for ~~myself~~ (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 ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~K~~ (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 27th day of October, 1976

.....(Seal) J.W. Frazier(Seal)

.....(Seal) Betty Sue Naish Frazier(Seal)

.....(Seal) Stella C. Naish(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Walter Owen Bradley, Jr., a Notary Public in and for said County, in said State, hereby certify that J.W. Frazier, Betty Sue Naish Frazier, and Stella C. Naish whose name s were 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, we executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, A. D., 1976

Walter Owen Bradley, Jr.

Notary Public.