

19770404000030580 1/4 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1977 12:00:00AM FILED/CERT

7191

This instrument was prepared by: Vernon N. Schmitt, Attorney, Leeds, Alabama

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) 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, we, Bessie S. Brasher and husband, W. E. Brasher, Millard H. Stokes and wife, Mae W. Stokes, Percy B. Stokes, and wife, Freda O. Stokes, Kernal R. Brasher and wife, Bell O. Brasher, and Hazel S. Whitfield and husband. Carl B. Whitfield, being the sole and surviving heirs of Ada Stokes, deceased, (herein referred to as Grantors) grant bargain, sell and convey unto Norman Dee Ledlow and wife, Nickey Ledlow and Glenn Thomas McCluskey, Sr. and wife, Marie McCluskey, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, described as follows: Commence at the SW corner and run East along south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 12 $\frac{1}{2}$ chains; thence North 12 chains; thence West 12 $\frac{1}{2}$ chains to west line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence South along west line 12 chains to point of beginning.
EXCEPTING Property sold to Luther L. Rodgers and wife, Dorothy Rene Rodgers as described in Deed Book 207, Page 172.
EXCEPTING Property sold to Sheri S. Rich, as described in Deed Book 285, Page 895.
EXCEPTING Property sold to Richard Todd and Dora Todd as described in Deed Book 186, Page 521.
LESS AND EXCEPT that portion deeded to W. I. Rich and S. M. Smith by deed recorded in Deed Book 193, Page 426.
LESS AND EXCEPT property conveyed to Glen T. McCluskey and wife, Glen Marie McCluskey by deed recorded in Deed Book 209, Page 373.
LESS AND EXCEPT that part deeded to Robert Whitfield by deed recorded in Deed Book 195, Page 522 -- all in the Probate Office of Shelby County, Alabama.
ALSO EXCEPTING Highway right of way.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from

THE CITIZENS BANK
Of Leeds
LEEDS, ALABAMA 35094

304 610



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all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this

12th day of August, 1976.

BESSIE S BRASHER ✓ (SEAL)
Bessie S. Brasher

W E Brasher ✓ (SEAL)
W. E. Brasher

Millard H Stokes ✓ (SEAL)
Millard H. Stokes

Mae W Stokes ✓ (SEAL)
Mae W. Stokes

Percy B Stokes ✓ (SEAL)
Percy B. Stokes

Freda O Stokes ✓ (SEAL)
Freda O. Stokes

Kernal R. Brasher ✓ (SEAL)
Kernal R. Brasher

Bell O. Brasher ✓ (SEAL)
Bell O. Brasher

Hazel S Whitfield (SEAL)
Hazel S. Whitfield

Carl B. Whitfield (SEAL)
Carl B. Whitfield

BOOK 304 PAGE 611

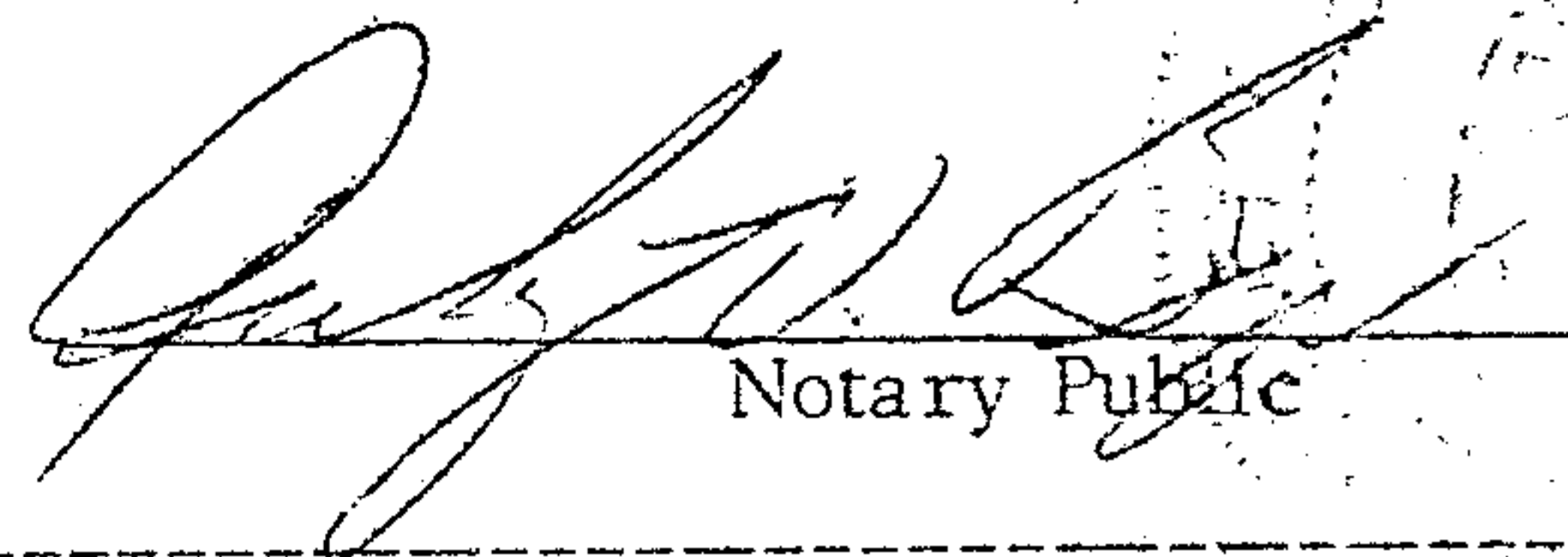


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STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Bessie S. Brasher and husband, W. E. Brasher,
whose names s 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.

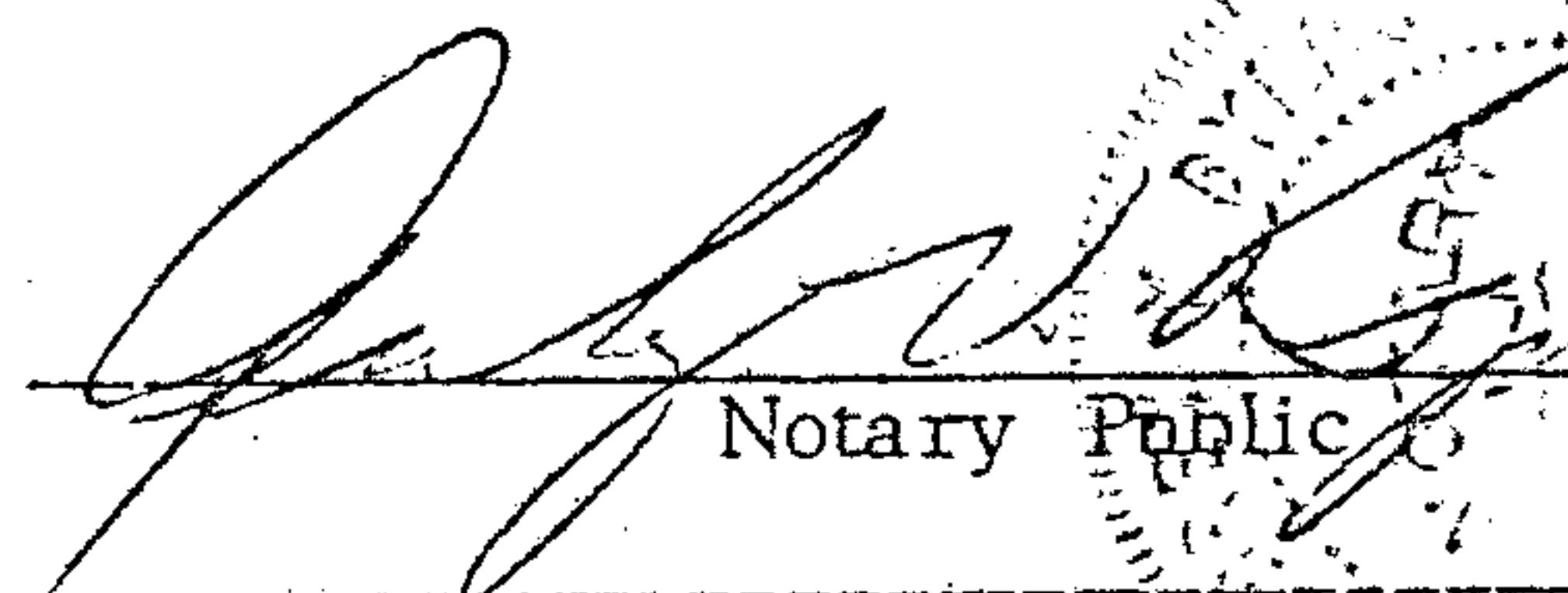
Given under my hand and official seal this 12th day of August, 19 76.


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Millard H. Stokes and wife, Mae W. Stokes,
whose names s 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.

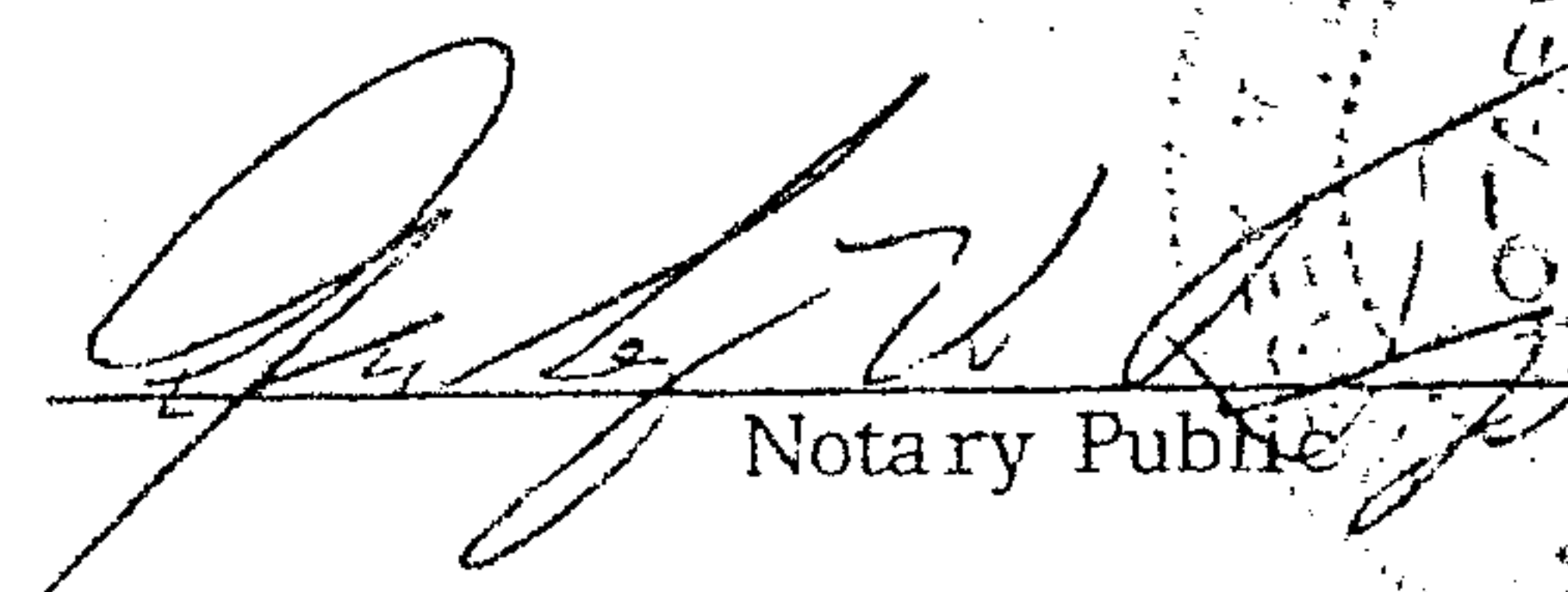
Given under my hand and official seal this 12th day of August, 19 76.


Notary Public

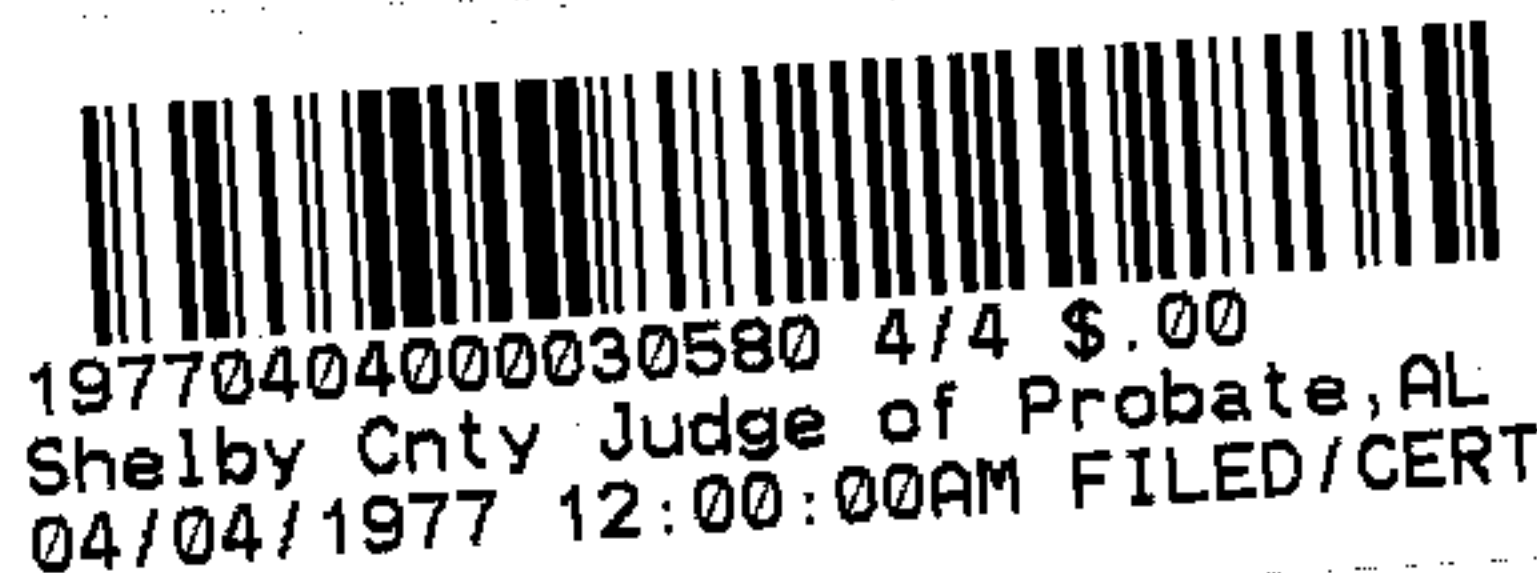
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Percy B. Stokes and wife, Freda O. Stokes,
whose names s 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 12th day of August, 19 76.


Notary Public

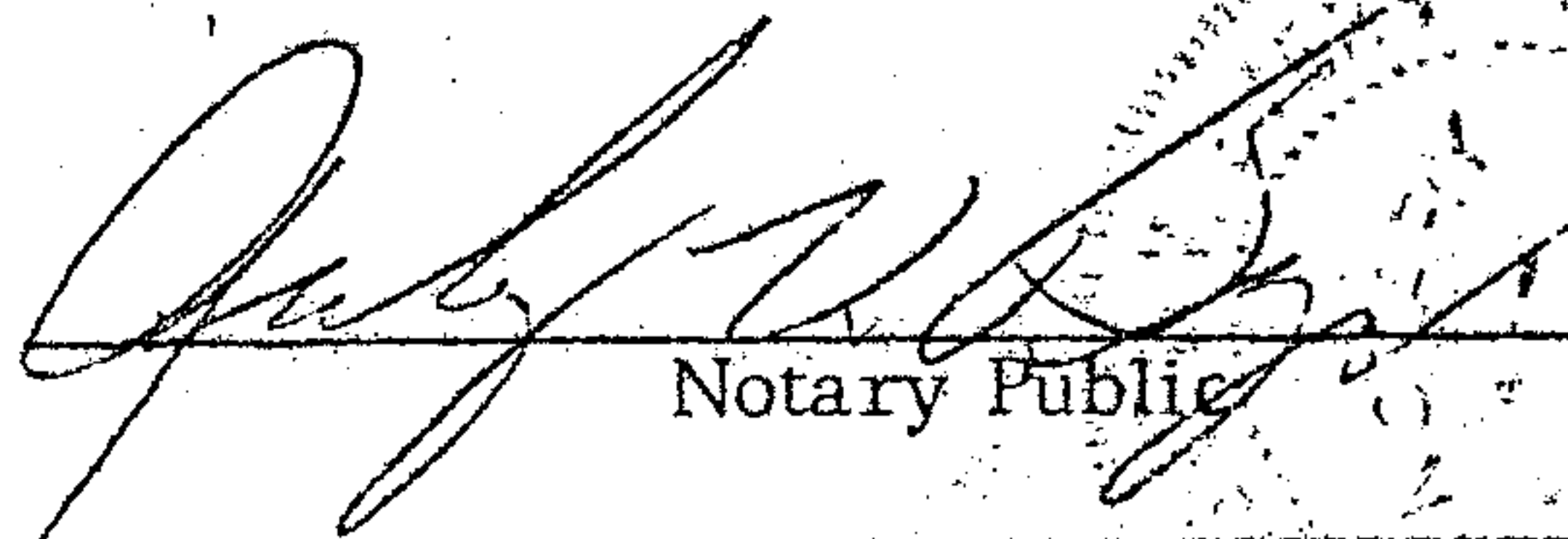
BOOK 304 PAGE 613



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Kernal R. Brasher and wife, Bell O. Brasher, whose name s 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.

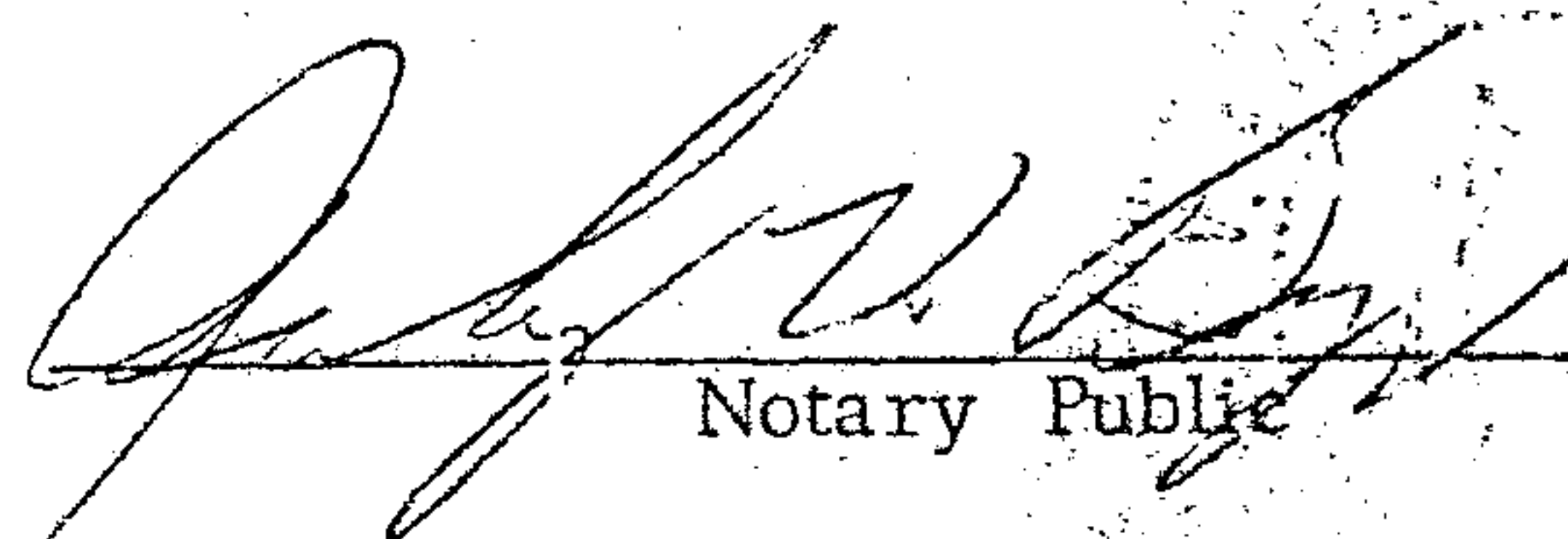
Given under my hand and official seal this 12th day of August, 19 76.


Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Hazel S. Whitfield and husband, Carl B. Whitfield, whose name s 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 12th day of August, 19 76.


Notary Public

STATE OF _____
COUNTY OF _____

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that _____, whose name, _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of _____,

19 76
JUDGE OF PROBATE
Rec 11.00
Ind. 1.00
\$12.50

Notary Public