

This instrument prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

10879

(Address) Columbiana, Alabama 35051

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 ONE DOLLAR 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,

Barbara J. Bradley, a single woman

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

Frank DeFoor and Marie Gaspard

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

Beginning at a point on the East 40 foot right of way line of the L & N Railroad Company, being marked by an iron pipe (said point beging the northwest corner of the Alfred McClanahan lot; thence run North 23 deg. 54 min. West along the said East 40 foot right-of-way line of L & N Railroad a distance of 482.34 feet to a point; thence turn an angle of 90 deg. to the right and run North 66 deg. 06 min. East a distance of 135.02 feet to a point on the southwest 40 foot right of way line of Columbiana-Shelby Road; thence turn an angle of 93 deg. 34 min. to the right and run South 20 deg. 20 min. East along said right of way line a distance of 94.81 feet to a point; thence turn an angle of 1 deg. 12 min. to the left and run South 21 deg. 32 min. East along said right of way line a distance of 427.18 feet to a point; thence turn an angle of 107 deg. 47 min. to the right and run in a Northwesterly direction a distance of 118.47 feet to the point of beginning; Said parcel of land is lying in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 21 South, Range 1 West and contains 1.5 acres, more or less. Situated in Shelby County, Alabama.

This deed is given in lieu of foreclosure.

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Shelby Cnty Judge of Probate, AL
07/12/1977 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, I have hereunto set my hands(s) and seal(s), this 28th day of June, 1977.

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1977 JUL 12 PM 1:09 Rec. 1.50 (Seal)

STATE OF ALABAMA JUDGE OF PROBATE SHELBY COUNTY (Seal)

Barbara J. Bradley (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara J. Bradley 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of June, 1977.

Marie Gaspard

Frank DeFoor Notary Public