

This instrument was prepared by
(Name) John N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Al 35007

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 TWENTY-FOUR THOUSAND, FIVE HUNDRED AND NO/100 and the assumption of the below-listed mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Albert Velarde & wife, Janice Velarde; Mae Frances Velarde, a single woman

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

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

A parcel of land situated in the SW¼ of Section 4, Township 22 South, Range 3 West, described as follows: Commence at the NW corner of the NE¼ of the SW¼ of Section 4 and go South 2 deg. 31½' East for 59.18 feet to the point of beginning on the South boundary of Highway 22; thence along this boundary North 89 deg. 03' East for 13.81 feet; thence North 86 deg. 53' East for 235.88 feet; thence North 89 deg. 32' East for 353.09 feet; thence South 1 deg. 19' East for 802.74 feet; thence North 87 deg. 32' West for 658.41 feet; thence North 1 deg. 26' West for 757.55 feet to the South boundary of Highway 22; thence North 89 deg. 03' East for 55.90 feet to point of beginning. Containing 11.82 acres.



19790905000113840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1979 12:00:00AM FILED/CERT

The Grantee herein agrees to assume that certain mortgage with Birmingham Federal Savings & Loan Association dated October 17, 1972, and recorded in Mortgage Book 326, Page 364 in the Probate Office of Shelby County, Alabama.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 28th day of August, 1979.

Recd 24.50
Rec 2.00
Index 1.00
27.50

STATE OF ALA SHELBY CO. JUDGE OF PROBATE (Seal)

SEP -5 AM 9:15 (Seal)
JUDGE OF PROBATE

Albert Velarde (Seal)
Janice Velarde (Seal)
Mae Frances Velarde (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert Velarde & wife, Janice Velarde and Mae Frances Velarde, a single woman 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 28th day of August, A. D., 1979.
John N. Ferree, Jr.
Attorney at Law
P. O. Box 1007
Alabaster, Al 35007
Notary Public.

BOOK 321 PAGE 797