

This instrument prepared by
(Name) Wallace, Ellis, Head & Fowler 277
(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19810910000097680 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/10/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN I Y THESE PRESENTS:

That in consideration of ONE DOLLAR (\$1.00) & 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, Joseph A. Bratton and wife, Anita H. Bratton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Conrad M. Fowler, Sr.,
M. M. Argo, John Lewis Cates, Ernest Falkner, Jr. and A. Neal Shirley

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

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence proceed South 86 deg. 30' W (MB) for a distance of 420.43 feet to a point (iron pin) located at the back conc. curb on East margin of North Main Street; thence turn an angle of 89 deg. 35' to the left and proceed South 3 deg. 05' E (MB) along said East margin of North Main Street for a distance of 304.46 feet to a point; thence turn an angle of 9 deg. 13' to the left and proceed South 3 deg. 18' East (MB) along the said East margin of North Main Street for a distance of 553.27 feet to a point (iron pin); thence turn an angle of 9 deg. 32' to the left and proceed South 3 deg. 50' E (MB) along said East margin of North Main Street a distance of 6.20 feet to a point; thence turn an angle of 94 deg. 25' to the left and proceed for a distance of 5.40 feet to a point; thence turn an angle of 94 deg. 25' to the right and proceed South 3 deg. 50' E (MB) along the East edge of conc. sidewalk for a distance of 241.63 feet to a point; thence turn an angle of 97 deg. 05' 30" to the left and proceed along the North margin of Carters Lane for a distance of 417.72 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 82 deg. 43' 30" to the left and proceed along an old established fence for a distance of 245.44 feet to a point (being offset 6.94 feet North of old branch center); thence turn an angle of 97 deg. 13' to the left and proceed for a distance of 124.00 feet to a point (said point being offset 4.37 feet North of branch); thence turn an angle of 85 deg. 28' to the left and proceed for a distance of 244.37 feet to a point; thence turn an angle of 94 deg. 35' 30" to the left and proceed along the North margin of Carters Lane for a distance of 112.50 feet to the point of beginning. Subject to restrictions, easements, exceptions and reservation of record.

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, we have hereunto set our hands(s) and seal(s), this 3rd day of Sept, 1981

Deed tax 50
Rec. 3.00
Sub. 1.00
450
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1981 SEP 10 AM 8:11
(Seal)

(Joseph A. Bratton) (Seal)
(Anita H. Bratton) (Seal)
(Seal)

STATE OF ALABAMA
Lauderdale COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Joseph A. Bratton and wife, Anita H. Bratton 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 of the same date.

Given under my hand and official seal this 3rd day of September, A. D., 1981

MY COMMISSION EXPIRES 7/17/83 Notary Public.

RETURN TO