

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

748

(Address) Columbiana, Alabama 35051

19811229000136480 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/29/1981 00:00:00 FILED/CERTIFIED

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 Fifteen thousand one hundred and no/100 (\$15,100.00) Dollars

plus the execution of purchase money mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Earl Braden and wife, Frances Jeanette Braden

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

Catherine L. Black

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

The South 420 ft. of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 5, Township 20, Range 1 West, less and except the East 420 ft. thereof, all in Section 5, Township 20, Range 1 West; also 4 acres square in the NW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 20 South Range 1 West; also a tract in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West described as: Begin at the NW corner of said forty and run South along the West line of said forty to the North line of the right-of-way of County Road running from "K" Spring to Simmsville; thence run in a Northeasterly direction along the North line of said road to a point 420 feet West of the East line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section and which said point is also on the North line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8; thence run West along said forty line to the point of beginning, there being included in the last given description the four acres above described in the NW corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 8, Township 20, Range 1 West.

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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 29th day of December, 1981 See Mtg. 417-543

Deed tax 15.50
Rec. 1.50
(Seal) 1.00
18.00 James Earl Braden (Seal)

1981 DEC 29 AM 11:17
Frances Jeanette Braden (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 James Earl Braden and wife, Frances Jeanette Braden 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 29th day of December, A. D., 1981

Public