

This instrument was prepared by

(Name) ⁵⁸³ V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D, Calera, AL 35040

Form 1-15 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand and NO/100 (\$12,000.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. A. Bradley and wife, Glady's Bradley

(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Luther Bradley and wife, Hazel G. Bradley

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

SEE FOLLOWING PAGE FOR LEGAL DESCRIPTION

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 12 day of June, 19 82.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

R.A. Bradley
Glady's Bradley
_____(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned R. A. Bradley and wife, Glady's Bradley a Notary Public in and for said County, in said State, hereby certify that 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 12 day of June A. D. 19 82

4-17-82 Mary Jo Houston

LEGAL DESCRIPTION

A part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 22, Range 2 West, described as follows: Commencing at the point of intersection of the Northeast right of way line of Federal Highway #65 with the North line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 4; thence Southeasterly along the Northeast right of way line of said Federal Highway #65 to a point which is 300 feet Southwesterly at right angle, from the center line of the L & N RR track; thence in a Northerly direction parallel with and 300 feet Southwesterly at right angle from center of the L & N RR track to the North boundary line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 22 South, Range 2 West; thence Westerly along the North boundary line of said quarter--quarter section to point of beginning.

A part of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 22, Range 2 West described as follows: Begin at the SW corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and run North along West line of said forty to the South right of way line of the Montevallo-Columbiana Road, also known as the Old Tuscaloosa Highway; thence Northeasterly along the south right of way line of said road to a point that is 300 feet Southwesterly from the center of the L & N RR track; thence Southeasterly parallel with the center of said RR track, to a point which is 223 feet North of the intersection of said line with the South boundary of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, for point of beginning of the lot herein described and conveyed: thence continue Southerly along said line parallel with the said RR right of way a distance of 223 feet to a point on the South boundary of said NW $\frac{1}{4}$ of said NW $\frac{1}{4}$; thence Westerly along said south boundary of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ distance of 550 feet to a point which is on the East right of way line of Interstate Highway #65; thence Northeasterly a distance of 550 feet, more or less to a point of beginning.

Also, an easement for a driveway, which said easement is more particularly described as follows: Commence at a point where the East boundary of Interstate Highway #65 intersects the South boundary of the Montevallo-Columbiana Road; thence Southerly along the East boundary of said East boundary of said Interstate Highway #65 to a point where the same intersects the above described land herein conveyed; thence Northeasterly along the North boundary of the lot above described and conveyed to a point measured 10 feet East and perpendicular to said first mentioned line of said section of the Columbiana-Montevallo Road; thence Westerly along the South boundary of said road to point of beginning of said easement. It being the intention of parties to create an easement of 10 feet to provide ingress and egress to and from the above described property to the Montevallo-Columbiana Road.

Subject to easements and rights of way of record.

STATE OF ALABAMA, SHELBY CO.
TO CERTIFY THIS
INSTRUMENT WERE FILED

1982 SEP 15 AM 9:16

James A. Landon, Jr.
JUDGE OF PROBATE

Rec'd Tax 12⁰⁰
Rec. 3⁰⁰
1⁰⁰

16⁰⁰

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