

2310 So. Shades Crest Rd
Bessemer, AL 35022

This instrument was prepared by 250

(Name) Loring S. Jones, III, Attorney at Law
Suite 107 Colonial Center
(Address) 1009 Montgomery Hwy., South
Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Six Thousand Five Hundred Sixty Five and no/100--DOLLARS
(\$66,565.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert C. Gilmore, Jr. and wife Catherine C. Gilmore

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

William Steven Bedsole and Janet Frances Kerschner Bedsole

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

A part of the South half of the Southwest Quarter of Section 28, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet to a point; thence 58 degrees 52 minutes right 519.29 feet to a point; thence 90 degrees 01 minutes right 650.0 feet to a point; thence 86 degrees 25 minutes 38 seconds left 180.30 feet to a point; thence 13 degrees 37 minutes 38 seconds right 150.0 feet to a point; thence 9 degrees 13 minutes 30 seconds right 137.48 feet to the point of beginning of the property being described; thence 8 degrees 20 minutes 30 seconds right 149.91 feet to a point; thence 66 degrees 30 minutes 30 seconds right 150.0 feet to a point on the north right of way line of South Shades Crest Road; thence 104 degrees 20 minutes 09 seconds right to tangent of a curve to the right having a central angle of 13 degrees 26 minutes 32 seconds and a radius of 413.10 feet, an arc distance of 98.10 feet to the point of tangency; thence continue along said tangent 51.90 feet to a point; thence 62 degrees 13 minutes 19 seconds right, 150.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

Note; \$65,964.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 27th day of April, 1984

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INSTRUMENT FILED
1984 MAY -4 AM 9:23
3.50

Robert C. Gilmore, Jr. (Seal)
Catherine C. Gilmore (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Gilmore, Jr. and wife, Catherine C. Gilmore whose name 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 27th day of April, A. D., 1984

Form 31-A

WALLIS & JONES
ATTORNEYS AT LAW
SUITE 107, COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA HILLS, AL 35216

My Comm. Expires September 17, 1985

Notary Public.