

(Name) C.B.Holliman

(Address) P.O.Box 20274 Birmingham, Alabama 35216

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Five Hundred (\$12,500.00) - - - - - DOLLARS,
and the execution of the below described Mortgage

to the undersigned grantor, H & P Dev., Inc. a corporation,
in hand paid by

William W.Bratton

the receipt of which is hereby acknowledged, the said H & P Dev., Inc.

does by these presents, grant, bargain, sell and convey unto the said William W.Bratton

the following described real estate, situated in Shelby County, Alabama

Legal Description attached hereto marked Exhibit "A" and made a part hereof.

As a part of the consideration herefor Purchase to execute and deliver to Sellers a
Purchase Money Mortgage securing payment of Seventy Thousand (\$70,000.00) Dollars plus
accrued interest at the rate of 13 1/2% per Annum due as balance of Purchase Price.

This Conveyance subject to:

1. Said Mortgage
2. Taxes for 1985.
3. Right of way in favor of Alabama Power Company recorded in Volume 76, Page 307;
in Volume 169, Page 19 and in Volume 182, Page 56, in the Probate Office of
Shelby County, Alabama.
4. Permit to South Central Bell Telephone Company as recorded in Deed Book 285,
Page 183, in the Probate Office of Shelby County, Alabama.
5. Easement and rights for water drainage as described in Deed to Weyerhaeuser Co.,
dated May 4, 1978 and recorded in Deed Book 311, Page 953 in the Probate Office
of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said William W.Bratton

his heirs and assigns forever.

And said H & P Dev., Inc.
and assigns, covenant with said William W.Bratton- his

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and
that it will, and its successors and assigns shall, warrant and defend the same to the said

William W.Bratton - his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said H & P Dev, Inc.

by its

President, Dale Parker

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 7th day of January, 19 85 .

ATTEST:

Louise C. Parker

Secretary

By *Dale Parker*

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, C.B.Holliman

a Notary Public in and for said County, in

said State, hereby certify that Dale Parker
whose name as its President of H & P Dev., Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on
this day that, being informed of the contents of the conveyance, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 7th day of January, 19 85 .

Jack G.

C.B. Holliman
Notary Public

Legal Description:

A parcel of land located in the NW 1/4 of the SE 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction, along the West line of said 1/4-1/4 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 degrees 28 minutes 50 seconds right, in a Northeasterly direction along the said R.O.W. line a distance of 390.82 feet; thence 90 degrees left, in a Northwesterly direction a distance of 140.0 feet to the point of beginning; thence continue along last described course, in a Northwesterly direction, a distance of 110.0 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 180.0 feet; thence 90 degrees left, in a Southeasterly direction, a distance of 110.0 feet; thence 90 degrees left, in a Northeasterly direction, a distance of 180.0 feet; to the point of beginning. Situated in the Town of Pelham, Shelby County, Alabama.

Exhibit "A"

H & P Dev., Inc

To

William W. Broffow

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JAN -9 PM 3:38

Thomas W. Shumaker, Jr.
JUDGE OF PROBATE

Deed tax 12.50
Rec. 5.00
Ind. 1.00

18.50