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THIS INSTRUMENT PREPARED

HAROLD T. ACKERMAN

NAME ATTORNEY AT LAW

1220 CENTER POINT PKWY.

ADDRESS P. O. BOX 9407

WARRANTY DEED (WARRANTY DEED)

ALABAMA TITLE CO., INC.

State of Alabama

Know All Men By These Presents,

SHELBY

COUNTY

That in consideration TEN AND NO/100 (\$10.00)

DOLLARS

to the undersigned grantor Millie M. Spradley a/k/a Millie M. Gardner and husband Willie T. Gardner

in hand paid by Joyce M. Maxwell

the receipt whereof is acknowledged we the said Millie M. Spradley a/k/a

Millie M. Gardner and husband Willie T. Gardner do grant, bargain, sell and convey unto the said

Joyce M. Maxwell

the following described real estate, situated in

Shelby

County, Alabama,

to-wit:

Situated in the NW 1/4 of the SW 1/4 Section 19, Township 18, south, Range 2 East described as follows; Commencing on the East side of Public Road where the North line of the town of Sterrett crosses said Public Road; thence running westerly direction with said town line 100 feet; thence in a northerly direction 115 feet; thence in an easterly direction 100 feet to East side of Public Road; thence in a southerly direction 115 feet to the Point of Beginning; ALSO

Beginning at the H.B. Spradley lot, and running along side of Road 100 feet East; thence running in a Northwest direction 520 feet; thence in a south west direction 100 feet to the Joe Falkner lot; Thence back Southeast direction 520 feet to the beginning point on big road, situated in Section 19, Township 18, Range 2 East, Shelby County, Alabama, and containing 1 1/4 acres, more or less.

Subject to easements, reservations and restrictions of record.

Millie M. Spradley, a/k/a Millie M. Gardner, one of the above grantors, hereby reserves a life estate for herself in the above described property,

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

1985 AUG -7 AM 9:04

Deed fee - 1.00
Rec 250
Ind 1.00
\$.50

TO HAVE AND TO HOLD, to the said GRANTEE(S) his, her or their assigns forever.

JUDGE OF SUPREME

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;

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 and seal, this 30 day of July, 19 85.

WITNESS:

Millie M. Gardner

Millie M. Spradley, a/k/a Mille M. Gardner

Willie T. Gardner

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, The undersigned hereby certify that Millie M. Spradley, a/k/a Mille M. Gardner whose name s are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

a Notary Public and for said County, in said State, are know to me, acknowledged before they executed the same voluntarily

Given under my hand and official seal this 30 day of July

A. D., 19 85

Millie M. Gardner

Notary Public

Rt. 1 Box 93
Sterrett, Ala 35147

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