

This instrument prepared by

(Name) Courtney H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama 35236



This Form furnished by  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED

1346

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand Five Hundred and no/100th (\$12,500.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. T. Moody and wife, Dixie Lee Moody

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

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

See attached legal description

BOOK 038 PAGE 893

Subject to existing easements, restrictions, set-back lines, rights of way, Limitations, if any of record.

Grantee's Address: Route 1, Box 119A, Calera, Alabama 35040

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15 day of 15 August, 19 85

(SEAL) X W. T. Moody (SEAL)  
W. T. MOODY

(SEAL) X Dixie Lee Moody (SEAL)  
DIXIE LEE MOODY

Margaret Kraan (SEAL) (SEAL)

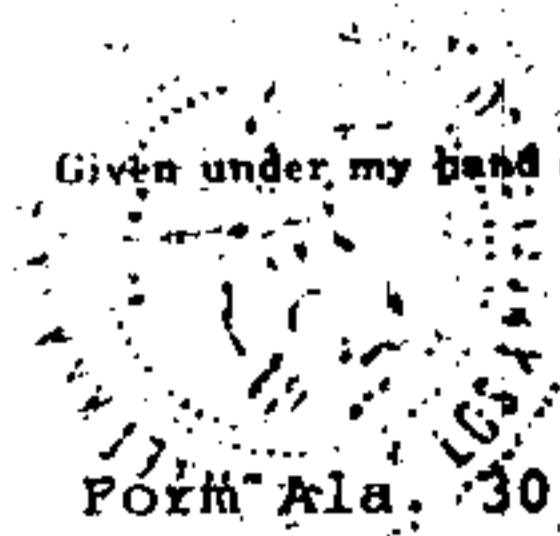
STATE OF California  
Los Angeles COUNTY

General Acknowledgment

I, the undersigned Margaret Kraan a Notary Public in and for said County, in said State, hereby certify that W. T. Moody and wife, Dixie Lee Moody

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 15 day of August A.D. 19 85



Margaret Kraan  
Notary Public

MARGARET KRAAN NOTARY

Commence at the NE corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 24 North, Range 1 East, run West and along forty line a distance of 813 feet to the point of beginning, continue west and along forty line 271 feet to a point, thence run south and parallel with east forty line to the north boundary line of the S $\frac{1}{2}$  of S $\frac{1}{2}$  of this forty, thence east 271 feet to a point on Highway R.O.W. No. 20, thence run North and parallel to East forty line to the point of beginning, being a parcel of land consisting of approximately six acres.

In addition, we, the undersigned grantors, transfer to the grantees any interest we may have in the following described property:

A tract of land situated in the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 24 North, Range 13 East, Shelby County, Alabama, and more particularly described as follows: Begin at the NE corner of said NE $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence West along the North line thereof 1084.0 feet; thence 89 deg. 01 min. 10 sec. left and run Southerly and parallel to the East line of 1/4 1/4 Section a distance of 953.60 feet; more or less, to the North right of way line of Shelby County Highway No. 20; thence left and run in an Easterly direction along a curve to the right a distance of 183.59 feet (said curve having a radius of 1340.81 feet); thence on tangent to curve continue along right of way in an Easterly direction 901.20 feet to the East line of 1/4 1/4 Section; thence 91 deg. 38 min. 53 sec. left and run North along 1/4 1/4 line 990.80 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BOOK 038 PAGE 894

RECORDING FEES

Mortgage Tax	_____
Doc Tax	<u>12.50</u>
Mineral Tax	_____
Recording Fee	<u>5.00</u>
Index Fee	<u>1.00</u>
<b>TOTAL</b>	<b><u>\$ 18.50</u></b>

STATE OF ALABAMA  
 COUNTY OF \_\_\_\_\_  
 1985 AUG 23 AM 11:52

*[Signature]*