

This instrument was prepared by

This Form furnished by:

(Name) Joseph E. Walden
(Address) P. O. Box 1610, Alabaster, Al. 35007



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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty five thousand and 00/100s (\$65,000.00) dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Paul M. Brantley, Jr. and wife, Betty J. Brantley

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Betty Joyce Sneed

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

BOOK 060 PAGE 343

A part of the SW1/4 of SE1/4 of Section 5 Township 22 South, Range 3 West, described as follows: Commence at the SW corner of the SW1/4 of SE1/4 of Section 5, from a bearing of South 87 deg. 41' East on the South boundary of Section 5, go North 79 deg. 43 1/2' East a distance of 210.50 feet; thence North 50 deg. 19' East a distance of 168.00 feet to a right of way marker on the West boundary of Shelby County Highway #17; thence North 69 deg. 17' East along the West right of way line a distance of 364.72 feet to a right of way marker being the P.C. of a curve to the left having a central angle of 40 deg. 47' and a radius of 688.16' ft; thence North 64 deg. 13' East along a cord 73.48 feet; thence North 55 deg. 33' East along a cord 210.0 feet; thence North 36 deg. 42' East along a cord 210.0 feet; to the point of beginning; thence in a Northeasterly direction 37.60 feet; along an arc of said curve being subtended by a cord bearing North 29 deg. 17' (DESCRIPTION CONTINUED ON REVERSE SIDE)

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 5th day of February, 19 86

Paul M. Brantley, Jr. (SEAL) Betty J. Brantley (SEAL)
____ (SEAL) _____ (SEAL)
____ (SEAL) _____ (SEAL)

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

I, Paula Pierce Laye a Notary Public in and for said County, in said State, hereby certify that Paul M. Brantley, Jr. & Betty J. Brantley

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 5th day of February A.D. 19 86

Walden and Walden
Attorneys and Counselors at Law
Suite 201 - Jessup Building
Post Office Box 1610

Paula Pierce Laye
Notary Public

East and being 37.58 feet in length to the point of tangent; thence North 28 deg. 30' East a distance of 66.21 feet to the P.C. of a curve to the left having a central angle of 5 deg. 22' and a radius of 1298.05 feet and subtended by a cord bearing North 25 deg. 49' East and being 121.21 feet in length; thence in a Northeasterly direction along an arc of said curve 121.50 feet; thence North 70 deg. 17' West a distance of 92.0 feet; thence North 21 deg. 46' East a distance of 92.0 feet; thence North 70 deg. 17' West a distance of 146.75 feet; thence North 59 deg. 29' West a distance of 106.7 feet; thence South 31 deg. 32' West a distance of 650.00 feet; thence North 52 deg. 44' East a distance of 519.30 feet; thence South 30 deg. 15' East a distance of 210.0 feet to point of beginning.

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

1986 FEB 10 AM 11: 22

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>65.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>71.00</u>

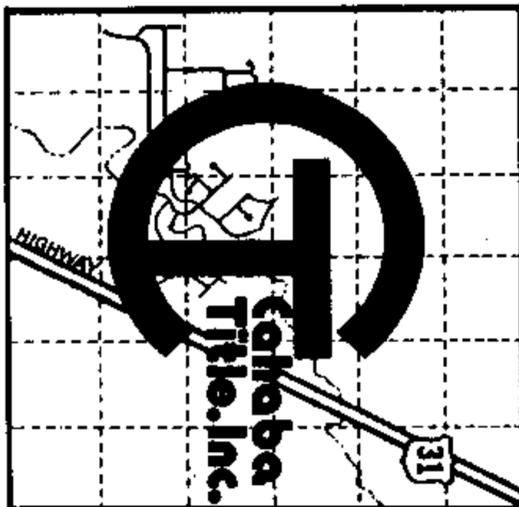
BOOK 060 PAGE 344

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF _____



Recording Fee \$ _____
Deed Tax \$ _____

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