

SEND TAX NOTICE TO: 558

(Name) Gayle Wray Bradberry & Charles Edward Bradberry
(Address) 1760 Highway 11
Chelsea, Alabama 35043

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE AND NO/100 (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS

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

Milton Aubrey Kendrick and wife, Rosa Mae Kendrick

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

Gayle Wray Bradberry and husband, Charles Edward Bradberry

(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 parcel of land in the South 1/2 of the South 1/2 of Section 2, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows: Begin at the Southeast Corner of said Section 2; thence run north along the East line of said Section 651.19 feet; thence turn left 88 deg. 01 min. 16 sec. and run Westerly 1336.23 feet; thence turn right 88 deg. 03 min. 27 sec. and run Northerly 302.32 feet; thence turn left 93 deg. 14 min. and run Southwesterly 77.35 feet; thence turn right 90 deg. 42 min. 46 sec. and run North 359.32 feet; thence turn left 85 deg. 25 min. 56 sec. and run West 869.53 feet to a point on the Southeasterly right of way of the Seaboard Coast Line Railroad; thence turn left 99 deg. 10 min. 35 sec. and run Southeasterly 763.69 feet; thence turn left 71 deg. 16 min. 15 sec. and run Southeasterly 285.00 feet; thence turn right 74 deg. 49 min. 37 sec. and run Southeasterly 305.30 feet; thence turn left 83 deg. 47 min. 28 sec. and run Easterly 569.64 feet; thence turn right 87 deg. 21 min. 41 sec. and run Southerly 195.57 feet to the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 2; thence turn left 88 deg. 09 min. 54 sec. and run east along the South line of said 1/4-1/4 Section 1336.58 feet to the Point of Beginning. Containing 40.0 acres more or less.

The conveyance of the hereinabove described property to our daughter and her husband is a deed of gift and an expression of our love and affection for them.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; It being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 4th

day of February 19 91

WITNESS:

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

Rec'd 150
Rec'd 250
Index 300
100

91 MAR 11 AM 9:00

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Milton Aubrey Kendrick and wife, Rosa Mae Kendrick whose names 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 4th

February

A.D. 1991

Notary Public.