

STATE OF ALABAMA

SHELBY COUNTY

05/01/1995-11173
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 51.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Forty Thousand and no/100 (\$40,000) Dollars to the undersigned Joseph B. Jeffers, Jr., in hand paid by Duke C. Bradford, the receipt whereof is hereby acknowledged; we the said Joseph B. Jeffers, Jr., and wife, Virginia J. Jeffers, do hereby grant, bargain, sell and convey unto the said Duke C. Bradford the following described real estate situated in Shelby County, Alabama, viz.

inst # 1995-11173

Beginning at the Northeast corner of the N.E. 1/4 of the S.E. 1/4 of Section 4, Township 24 North, Range 13 East and run in a southerly direction along the easterly line of said 1/4-1/4 section for a distance of 990.80 feet to a point on the northerly right-of-way line of Shelby County Highway No. 20; thence 88 degrees 21 minutes 07 seconds to the left in an easterly direction and along said northerly right-of-way line for a distance of 1.15 feet to the P.C. (point of curve) of a curve to the left; thence in the arc of said curve, having a radius of 871.02 feet and a central angle of 39 degrees 05 minutes 43 seconds, and along said northerly right-of-way for a distance of 594.33 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a northeasterly direction and along said northerly right-of-way line for a distance of 156.31 feet to a point; thence 52 degrees 33 minutes 10 seconds to the left in a northerly direction and parallel to the easterly line of Section 4, Township 24 North, Range 13 East for a distance of 728.29 feet to a point; thence 90 degrees 58 minutes 50 seconds to the left in a westerly direction for a distance of 680.00 feet to the point of beginning. Containing 610,349.69 square feet or 14.0 acres more or less.

TO HAVE AND TO HOLD unto the said Duke C. Bradford, his heirs and assigns forever. All mineral and mining rights are included.

And we do for ourselves and for our heirs, executors and administrators covenant with said Duke C. Bradford, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except lien of current year's ad valorem taxes; and that we

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Bham, AP 35226

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have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Duke C. Bradford, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 26th day of April, 1995.

 (SEAL)
Joseph B. Jeffers, Jr.

 (SEAL)
Virginia J. Jeffers

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I, the undersigned Notary Public in and for said County in said State, hereby certify that Joseph B. Jeffers, Jr. and wife, Virginia J. Jeffers, 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 and the day the same bears date.

Given under my hand and official seal this 26th day of April, 1995.


Notary Public

COMMISSION EXPIRES: Sept 1, 1997

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