

Send Tax Notice to:
✓ Leon Bradford Spradley
P. O. Box 114
Sterrett, AL 35147

This instrument prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Leon Bradford Spradley, an unmarried man; Lawrence Ward Spradley, a married man; and Harold Malcolm Spradley, a married man** (herein referred to as grantors), grant, bargain, sell and convey unto **Leon Bradford Spradley** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of SW 1/4 of Section 19, Township 18, Range 2 East, described as follows: Beginning at the NW corner of the A. J. Ray lot and running South along the line of the said A. J. Ray lot, for two hundred and five feet (205) feet; thence East two hundred and five (205) feet; thence North two hundred and five (205) feet; thence West along the line of the M. C. Spradley lot to place of beginning; also part of the NW 1/4 of the SW 1/4 of Section 19, Township 18, Range 2 East; Beginning thereby thirty (30) feet Southwest of the Southwest corner of Block G in the Town of Sterrett, Alabama, on S. & W. Railroad (now C. Of Ga Railroad) thence seventy-two (72) feet in a northeast direction along the line of said Block G, thence in a northwest direction two hundred fifteen (215) feet; thence a southwest direction one hundred thirty seven (137) feet to Range line; thence South along the Range line one hundred (100) feet; thence along the right of way of the C of G Railroad in a Southeast direction ninety-five (95) feet; thence in a northeast direction seventy (70) feet; thence seventy (70) feet to beginning corner. All of the above described land except that portion sold to the C of G. Railroad containing 0.07 acres more or less. Less and except any portion thereof which has been conveyed by A. J. Spradley, Jr. Being the same property heretofore conveyed by Virgia Haley and husband, S. L. Haley, to A. J. Spradley, Jr. by deed dated July 6, 1936 and recorded in Deed Book 100 at page 438, Office of the Judge of Probate of Shelby County, Alabama.

Also, part of the NW 1/4 of SW 1/4, Section 19, Township 18, Range 2 East, described as follows: Beginning at the NW corner of the A. J. Ray lot and running South along the line of the said A. J. Ray lot for 205 feet; thence East 205 feet; thence North 205 feet; thence West along the line of the M. C. Spradley lot to place of beginning, also part of the NW 1/4 of SW 1/4, Section 19, Township 18, range 2 East, beginning thereby 30 feet Southwest of the Southwest corner of Block G in the Town of Sterrett, Alabama, on S & W RR (now C of Ga); thence 72 feet in a Northeast direction along the line of said Block G, thence a Northwest direction 215 feet; thence Southwest direction 137 feet to Range line; thence South along the range line 100 feet; thence along the right of way of the C of GA Ry in a Southeast direction 95 feet; thence in a northeast direction 70 feet; thence 70 feet to beginning corner. All of above described land except that portion sold

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to the C of G. Ry. containing 007 acre more or less. And being the same property heretofore conveyed on July 6, 1936 to grantor A. J. Spradley, Jr. as shown in Deed Book 100, page 438 of the Office of the Judge of Probate, Shelby County, Alabama, except any portion thereof which may have been conveyed by said A. J. Spradley, Jr.

Part of Block G according to Crumes Survey of the Town of Sterrett, Alabama, as shown by Map of said survey recorded in Deed Book 11, page 332, in the Probate Office of Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the West most corner of said Block G and run North, 45 deg. and 45 min. East 90 feet along the Northwesternly line thereof; thence South 44 deg. and 15 min. East 50 feet; thence South 45 deg. and 45 min West 90 feet to the Southwesterly line of said Block; thence along same North 44 deg. and 15 min. West 50 feet to the point of beginning; being situated in Shelby County, Alabama. Being the same property conveyed on November 6, 1953 to the grantor, A. J. Spradley, Jr. by deed from A. J. Spradley, Sr. and wife, Emma Spradley, by deed which is presently unrecorded.

LESS AND EXCEPT those portions of the above described property which have been conveyed heretofore by Ozelene Johnson Spradley and/or her late husband, A. J. Spradley, Jr.

The above described property does not constitute any part of the homestead of the grantors or their spouses.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we 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 grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30 day of October, 1996.

Leon Bradford Spradley (SEAL)
Lawrence Ward Spradley (SEAL)
Harold Malcolm Spradley (SEAL)
10.28.96
Diane Kent
Notary Public
(Lawrence Spradley only)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leon Bradford Spradley, Lawrence Ward Spradley, and Harold Malcolm Spradley, 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 30 day of October, 1996.

Nelda M. Faulkner
Notary Public
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