

VALUE: \$ 9460.00

SEND TAX NOTICE TO:

Amanda C. Bradley

113 North Highland Drive
Columbiana, AL 35051

Inst # 1997-21235

✓ This instrument was 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 Nine Thousand Four Hundred Sixty and no/100 Dollars (\$9,460.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Larry W. Pearce**, a married man, (herein referred to as grantor), grant, bargain, sell and convey unto **Amanda C. Bradley** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

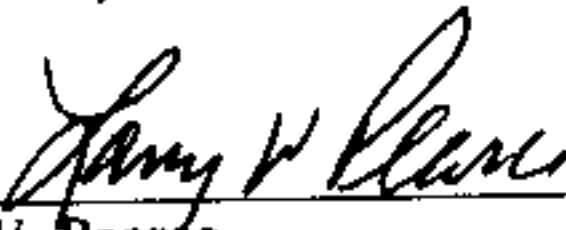
Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantor herein for the purpose of identification.

The above described property constitutes no part of the homestead of the grantor or grantor's spouse herein.

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

And I do for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

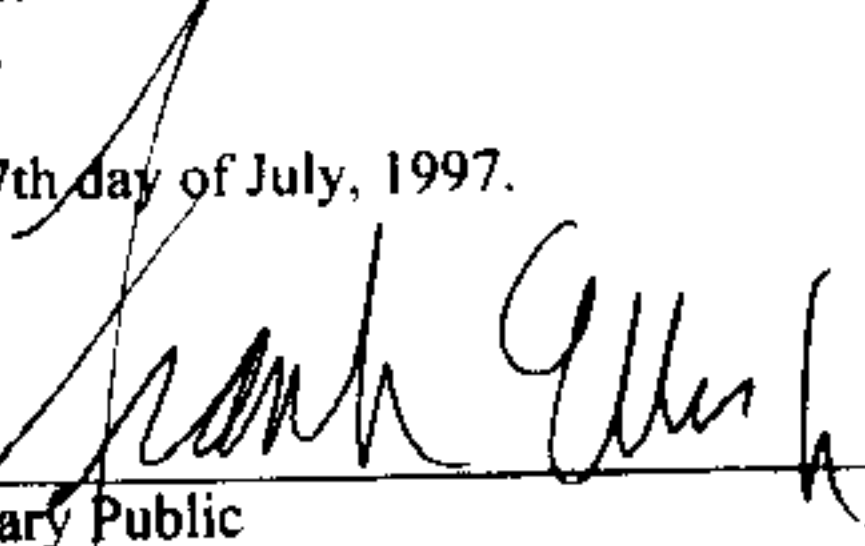
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of July, 1997.

 (SEAL)
Larry W. Pearce

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry W. Pearce, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 1997.


Notary Public

Inst # 1997-21235

07/07/1997-21235
04:13 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 20.50

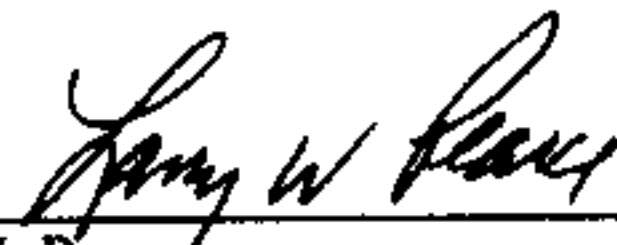
EXHIBIT "A"

A part of the SE 1/4 of the NE 1/4, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said 1/4-1/4 section as the same was located by the survey of Frank Wheeler, dated November 7, 1974, and run thence in a Southerly direction along the Eastern boundary of said 1/4-1/4 section a distance of 74.91 feet to a point which point is the northeast corner of Lot No. 8 of Highlands Subdivision, Second Sector; continue, thence southerly along the Eastern boundary of said Lot 8 a distance of 226.42 feet to the southeastern corner of said Lot 8; thence continue in the same direction a distance of 59.1 feet to a point on the South right of way line of Highland Drive and the point of beginning of the property herein conveyed; thence continue Southerly in the same direction a distance of 484.6 feet, more or less, to a point, which said point is the Northeastern corner of Lot 12 of Highland Subdivision (First Sector); thence turn to the right and run along the Northern boundary of Lot No. 12 a distance of 246.66 feet to the Northwestern corner of said Lot 12 thence continue along the Northern boundary of Lot 13 of Highlands Subdivision (First Sector) and a continuation thereof to a point where the same intersects the Southern line of Lot No. 11 of Highlands Subdivision - Second Sector; thence turn to the right and run Northeasterly along the boundary line of Lot No. 11 of Highlands Subdivision - Second Sector a distance of 178.18 feet to a point which is the Southwestern corner of Lot No. 10; thence continue Northeasterly along the Southern boundary Southern boundary of Lot 10 and the Southern boundary of Lot 9 a distance of 279.48 feet to a point which is the Southeastern corner of Lot No. 9 of Highlands Subdivision - Second Sector; thence turn to the left and run Northerly along the Eastern boundary of Lot 9 a distance of 141 feet to a point on the South right of way line of Highland Drive; thence turn an angle to the right and run Easterly along the South boundary of Highland Drive a distance of 50.1 feet to the point of beginning of the property herein conveyed.

Subject to:

1. Right of ingress and egress, and the right to install utilities over and across the existing driveway leading to the former Tom Nolen residence from North Highland Drive in favor of present owners, their heirs, successors and assigns.
2. Easement to Central Development Corp. recorded in Deed Book 286, Page 823 in Probate Office of Shelby County, Alabama.
3. Restrictions as recorded in Deed Book 252, Page 11 in Probate Office.
4. Utility easement to Columbiana Water Authority for water line.

SIGNED FOR IDENTIFICATION:


Larry W. Pearce

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SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 20.50