

Send Tax notice to:
Lawrence Ward Spradley
7809 Doubletree Ln.
Huntsville, AL 35802

Inst # 1997-22519

WARRANTY DEED

500.00

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 consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Leon Bradford Spradley, an unmarried man** (herein referred to as the grantor) grant, bargain, sell, and convey unto **Lawrence Ward Spradley, a married man, and Harold Malcolm Spradley, a married man**, (herein referred to as the grantees), in equal shares, the following described real estate, situated in Shelby County, Alabama to-wit:

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ 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 feet (205) feet; thence North two hundred and five feet (205) feet; thence West along the line of the M. C. Spradley lot to place of beginning; also part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 heretofor 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 $\frac{1}{4}$ of the SW $\frac{1}{4}$, 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 two hundred and five feet (205) feet; thence East two hundred and five feet (205) feet; thence North two hundred and five feet (205) feet; thence West along the line of the M. C. Spradley lot to place of beginning; also part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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. Being the same property hereto for 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

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SHELBY COUNTY JUDGE OF PROBATE
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of 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 the 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 has 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 grantor, grantees or their spouses.

TO HAVE AND TO HOLD to the said grantees, 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 seals, this 17 day of July, 1997.

 (SEAL)
Leon Bradford Spradley

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**, 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 17th day of July, 1997.


Notary Public
Commission Expires: 6/30/2000

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