

SEND TAX NOTICE TO:

Trenton Bradberry  
10657 Chelsea Road  
Chelsea, AL 35043-7101

Inst # 1998-26686

This instrument was prepared by

(Name) Hayes D. Brown, II, Attorney at Law

(Address) 2100-A Southbridge Parkway Suite 376 Birmingham, AL 35209

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY ) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**KAREN B. HOOFNAGLE, a married woman**

**CARISSE LINN, a married woman**

**TRENTON BRADBERRY, a married man and KRISTIE JO BRADBERRY, his spouse**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
**TRENTON BRADBERRY**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit A

Subject to: **Easement, restrictions, right of way, and encumbrances of record, if any.  
Taxes for year 1998 and thereafter.**

Karen B. Hoofnagle, Carisse Linn and Trenton Bradberry are three of the four heirs of Donald Wayne Bradberry, deceased, Shelby County Probate Case No. 33-068. Susan T. Bradberry is the surviving spouse of Donald Wayne Bradberry a/k/a Donald W. Bradberry and has conveyed her interest by Quit Claim Deed recorded in the Office of the Judge of Probate of Shelby County, Alabama at 05/22/1998/18991.

This property is the homestead of the Trenton Bradberry, but is not the homestead of Karen B. Hoofnagle or Carisse Linn.

Title opinion or review of legal description not requested or given of the preparer.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his 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 13<sup>th</sup> day of

July, 1998.

Karen D. Hoofnagle  
Karen D. Hoofnagle

Carisse Linn  
Carisse Linn

Trenton Bradberry  
Trenton Bradberry

Kristie Jo Bradberry  
Kristie Jo Bradberry

07/14/1998-26686  
01:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 16.00

STATE OF )  
COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen B. Hoofnagle, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July

A. D., 1998.

Cathy Louise Hillin

Notary Public

STATE OF ALABAMA )  
COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carisse Linn, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July

A. D., 1998.

Cathy Louise Hillin

Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Trenton Bradberry, 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 13<sup>th</sup> day of July

A. D., 1998.

Cathy Louise Hillin

Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kristie Jo Bradberry, a married woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of July

A. D., 1998.

Cathy Louise Hillin

Notary Public

EXHIBIT A

Commencing at the SW corner of the SW-1/4 of the SW-1/4, Section 35, Township 19 South, Range 1 West; thence run North along the West boundary of said 1/4-1/4 Section 210 feet to the point of beginning of the property herein described and conveyed; thence continue North along said 1/4-1/4 Section line for a distance of 424 feet to its intersection with the SW right ofway of the Columbiana-Chelsea Highway; thence run in a Southeasterly direction along the SW right of way of said highway for a distance of 432 feet to the NW corner of the Hodge property; thence run South 40 deg. West along the Hodge property line a distance of 54 feet to an iron stob; thence run West parallel to the South boundary line of said 1/4-1/4 Section a distance of 183 feet to the point of beginning.

Except mineral and mining rights.

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