

THIS INSTRUMENT PREPARED BY:  
Gene M. Sellers, Attorney  
1 Independence Plaza, Suite 520  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Title Not Examined by Preparer.

WARRANTY DEED

STATE OF ALABAMA,

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the undersigned Grantor, Patrice Anne Bradish, a single woman, does by these presents, grant, bargain, sell, and convey unto Grantee, Christine Bradish Nolen, her interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the NW 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 1 East; thence proceed in a Westerly direction along the South boundary of said 1/4-1/4 Section for a distance of 382.00 feet to a point being the point of beginning of the parcel of land herein described; thence continue in the same direction for a distance of 464.10 feet to a point, being the Southeast corner of property owned by Bobby Lucas; thence turn an angle of 92 degrees 11 minutes 45 seconds to the right and run a distance of 394.95 feet to a point; thence turn an angle of 61 degrees 53 minutes 50 seconds to the right and run 279.08 feet to a point; thence turn an angle of 20 degrees 52 minutes 48 seconds to the right and run 198.70 feet to a point; thence turn an angle of 95 degrees 01 minutes 37 seconds to the right and run 534.00 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the SE 1/4, Section 25, Township 20 South, Range 1 East, and contains 5.0 acres.

ALSO an easement for ingress and egress over the remaining lands of Ocie A. Hardy from County Highway No. 61 to the North side of the above described property.

The above described property does not constitute the homestead of Grantor.

TO HAVE AND TO HOLD, to the Grantee, her successors and assigns forever.

And the Grantor does for herself, her heirs and assigns, covenant with the Grantee, her heirs and assigns, that she is lawfully seized in fee simple of the premises; that they are free and clear of all encumbrances; that she has a good right to sell and convey the premises as aforesaid; and that she will and her heirs and assigns shall, warrant and defend the same to the

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Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Patrice Anne Bradish has hereto set her signature and seal this the 23<sup>rd</sup> day of December, 1998.

Leresa N. Childs  
Witness

Patrice A. Bradish  
Patrice Anne Bradish

STATE OF Alabama,

COUNTY OF Shelby.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Patrice Anne Bradish, 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.

Given under my hand and official seal this the 23<sup>rd</sup> day of December, 1998.  
[Signature]  
Notary Public

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