

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
KAREN J. BRADBERRY
143 Pine Lane
Chelsea, AL 35043

200,000 KJB

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER.

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Gary A. Bradberry and wife, Karen J. Bradberry, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto Karen J. Bradberry, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due for the current year; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantors.

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

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 13th day of July, 2009.

Gary A. Bradberry
Gary A. Bradberry

Karen J. Bradberry
Karen J. Bradberry

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Gary A. Bradberry and wife, Karen J. Bradberry, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of July, 2009.

Paul T. Osborn
Notary Public
My Commission Exp. 12-21-11

Shelby County, AL 02/02/2010
State of Alabama
Deed Tax : \$200.00

20100202000033160 1/2 \$214.00
Shelby Cnty Judge of Probate, AL
02/02/2010 02:30:51 PM FILED/CERT

Exhibit A Bradberry to Bradberry

A parcel of land located in the SE 1/4 of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 2, Township 20 S, Range 2W, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of the SE 1/4 of the SE 1/4 of said Section 2; thence in an Easterly direction along the North line of said 1/4-1/4 Section, a distance of 333.57 feet; thence 87 degrees, 57' 10" right, in a Southerly direction and parallel to the West line of said 1/4-1/4 Section, a distance of 653.00 feet; thence 91 degrees 56'33" right, in a Westerly direction, a distance of 333.54 feet to a point on the West line of said 1/4-1/4 Section; thence 88 degrees 03' 27" right in a Northerly direction along said West line a distance of 302.32 feet; thence 93 degrees 14' 00" left, in a Westerly direction, a distance of 77.35 feet; thence 90 degrees 43' 09" right, in a Northerly direction, a distance of 359.32 feet to a point on the North line of the SW 1/4 of said Section 2; thence 94 degrees 33' 41" right, in an Easterly direction along said North line, a distance of 93.08 feet to the point of beginning.

Part of the SW 1/4 of SE 1/4 of Section 2, T20S, R2W Shelby County, Alabama, being more particularly described as follows:

From the NE corner of said SW 1/4 of SE 1/4 of said Section 2, run in a westerly direction along the north line of said 1/4-1/4 section for a distance of 93.08 feet to an existing 1"crimp iron pin being the point of beginning; thence continue in a westerly direction along last mentioned course for a distance of 120.0 feet; thence turn an angle to the of 94 degrees 29' 47" and run in a southerly direction for a distance of 370.68 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 90 degrees 49 and run in an easterly direction for a distance of 120.0 feet to an existing 1-1/2" solid iron bar; thence turn an angle to the left of 89 degrees 13' 38" and run in a northerly direction for a distance of 359.54 feet, more or less, to the point of beginning. Containing 1.0 acres, more or less.

Begin at the SW corner of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 2, T20S, R2W and run northerly along the West side of the said N 1/2 for 193.00 feet to the centerline of a 20 foot wide access easement, then turn an angle of 91 degrees, 56' 33" to the right and run easterly and parallel to the South side of the said N 1/2 for 353.55 feet along the centerline of the said 20 foot wide access easement to the west side of Parcel described above.


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