

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Five Thousand and 00/100 (\$105,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we DENISE BRADBERRY ADAMS, A MARRIED WOMAN, JACKY BRADBERRY, A MARRIED MAN, GLENDA BRADBERRY BRADLEY, A MARRIED WOMAN, and JANICE BRADBERRY MILLER, A MARRIED WOMAN, PATRICIA BRADBERRY, AN UNMARRIED WOMAN, DARREN BRIGHT A MARRIED MAN herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto GLENDA BRADBERRY BRADLEY, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

PART OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 WEST, OF HUNTSVILLE PRINCIPAL MERIDIAN, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION OF SAID SECTION 25; THEN IN A NORTHERLY DIRECTION ALONG WEST BOUNDARY OF SAID 1/4-1/4 SECTION 486.98 FEET TO THE POINT OF BEGINNING OF A TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING IN NORTHERLY DIRECTION IN STRAIGHT LINE ALONG THE WEST BOUNDARY OF SAID 1/4-1/4 SECTION 455.10 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY BOUNDARY OF HIGHWAY NO. 280; THENCE TURNING AN ANGLE OF 92 DEGREES 28 MINUTES TO THE RIGHT IN EASTERLY DIRECTION ALONG SOUTH BOUNDARY OF SAID RIGHT-OF-WAY 666.0 FEET; THENCE TURNING AN ANGLE OF 93 DEGREES 43 MINUTES TO THE RIGHT IN SOUTHWESTERLY DIRECTION 641.15 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST BOUNDARY OF A COUNTY ROAD RIGHT-OF-WAY; THENCE TURNING AN ANGLE OF 28 DEGREES 08 MINUTES TO THE RIGHT ALONG THE BOUNDARY OF SAID ROAD RIGHT-OF-WAY 49.54 FEET; THENCE TURNING AN ANGLE OF 79 DEGREES 35 MINUTES IN NORTHWESTERLY DIRECTION 621.74 FEET TO THE POINT OF BEGINNING.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.
Ad valorem taxes for the year 2012, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 28th day of November, 2011.

Denise Bradberry Adams
DENISE BRADBERRY ADAMS
AS HEIR OF FRANKIE BRADBERRY

Glenda Bradberry Bradley
GLENDA BRADBERRY BRADLEY
AS HEIR OF FRANKIE BRADBERRY

Jacky Bradberry
JACKY BRADBERRY
AS HEIR OF FRANKIE BRADBERRY

Janice Bradberry Miller
JANICE BRADBERRY MILLER
AS HEIR AS FRANKIE BRADBERRY

Patricia Bradberry
PATRICIA BRADBERRY
AS HEIR OF FRANKIE BRADBERRY

Darren Bright
DARREN BRIGHT
AS HEIR OF FRANKIE BRADBERRY

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that DENISE BRADBERRY ADAMS, JACKY BRADBERRY, GLENDA BRADBERRY BRADLEY and JANICE BRADBERRY MILLER, PATRICIA BRADBERRY, DARREN BRIGHT, AS HEIRS OF FRANKIE

BRADBERRY whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 28th day of November, 2011.

My Commission Exp:

Notary Public

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
GLENDA BRADBERRY BRADLEY
7873 OLD HWY 280
CHELSEA, AL 35043

