

This Document prepared by:
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Send Tax Notice to:

WARRANTY DEED, Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of
Ten dollars and no/100 (\$10.00) to the undersigned
grantor or grantors in hand paid by the Grantees herein, the
receipt whereof is acknowledged, we, Cecilia R. Green, a single
woman, Patricia A. Brown, a single woman, Johnnie R. Carney, a
married woman, Willard Thomas Bradley, a single man, Ricky D.
Bradley, a single man, Gladys R. Bradley, a single woman, and
Robert A. Bradley Jr., a married man, by and through his attorney
in fact Robyn Litchfield (herein referred to as grantors) do grant,
bargain and sell and convey unto Cecilia R. Green, a single woman,
Patricia A. Brown, a single woman, Johnnie R. Carney, a married
woman, Willard Thomas Bradley, a single man, Ricky D. Bradley, a
single man, Gladys R. Bradley, a single woman, and Robert A.
Bradley Jr., a married man,, as joint tenants with right of
survivorship (herein referred to as grantees), the following
described real estate situated in Shelby County, Alabama to wit:

See attached Exhibit A for legal description which is hereby
incorporated by reference as though fully set out herein.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent
years. (2) Easements, restrictions, reservations, rights of way,
limitations, covenants, and conditions of record, if any.

Said property does constitute the homestead of Gladys R.
Bradley, a single woman but does not constitute the homestead of
the remaining grantors or the grantor's spouses.

TO HAVE AND TO HOLD, unto the said Grantees as joint
tenants, with right of survivorship, their heirs and assigns and
forever; it being the intention of the parties to this conveyance,
that (unless the joint tenancy hereby created is severed or
terminated during the joint lives of the grantees herein) in the
event one grantee herein survives the other, the entire interest in
fee simple shall pass to the surviving grantee, and if one does not
survive the other, then the heirs and assigns of the grantees
herein shall take as tenants in common.

And I (we) do for myself(ourselves) and for my (ours)
heirs, executors and administrators covenant with the said
grantees, their 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 (ours) 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.

Given under my hand and seal on this the 31st day of
January, 1994.

03/29/1994-10254
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 47.50

Inst # 1994-10254

\$ 30,000
Value

Cecilia R. Green
Cecilia R. Green

Patricia A. Brown
Patricia A. Brown

Johnnie R. Carney
Johnnie R. Carney

Willard Thomas Bradley
Willard Thomas Bradley

Ricky D. Bradley
Ricky D. Bradley

Gladys R. Bradley
Gladys R. Bradley

Robert A. Bradley, Jr. by and through Robyn Litchfield his attorney in fact.
Robert A. Bradley, Jr. by and through Robyn Litchfield his attorney in fact

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Cecilia R. Green, a single woman, Patricia A. Brown, a single woman, Johnnie R. Carney, a married woman, Willard Thomas Bradley, a single man, Ricky D. Bradley, a single man, Gladys R. Bradley, a single woman, whoses names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily.

Given under my hand and official seal this the 31st day of January, 1994.

[Signature]
NOTARY PUBLIC

My commission expires: 8-29-94

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Robyn Litchfield whose name as Attorney-in-fact under the Durable Power of Attorney executed by Robert A. Bradley, Jr., 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 in his capacity as such Attorney-in-fact under said Durable Power of Attorney executed by Robert A. Bradley, Jr. executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 1994.

[Signature]
NOTARY PUBLIC

My commission expires: 8-29-94

EXHIBIT "A"

Lots 3 and 4, Block 6, according to Survey and Map made by H. W. Cannon, a registered surveyor, and filed in the Probate Office of Shelby County, Alabama, on May 10, 1955, and recorded in Map Book 3, Page 156, in said Probate Office, which map is entitled "Alabaster Gardens", being a subdivision of part of the S1/2 of SW1/4 of Section 35, Township 20, Range 3 West. Situated in the Town of Alabaster, Shelby County, Alabama.

The proceeds of this loan have been applied on the purchase price of the herein described property.

Reference is hereby made to the Rider to the Mortgage which is incorporated herein for all purposes.

Inst # 1994-10254

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