

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

William T. Bradford  
3029 Piper Way  
Birmingham, AL 35242

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY ONE THOUSAND THIRTY FIVE AND NO/100 DOLLARS (\$191,035.00) to the undersigned grantor, DENMAN CONSTRUCTION CO., INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **WILLIAM T. BRADFORD AND ASHLEY W. BRADFORD** (herein referred to as Grantees), as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 17, according to the Survey of The Highlands, 1st Sector, as recorded in Map Book 17, Page 100, in the Probate Office of Shelby County, Alabama

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, 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 said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, DENMAN CONSTRUCTION CO., INC. the said Grantor, by HENRY DENMAN its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this 15th day of April, 1994.

DENMAN CONSTRUCTION CO., INC.

By:   
HENRY DENMAN, PRESIDENT

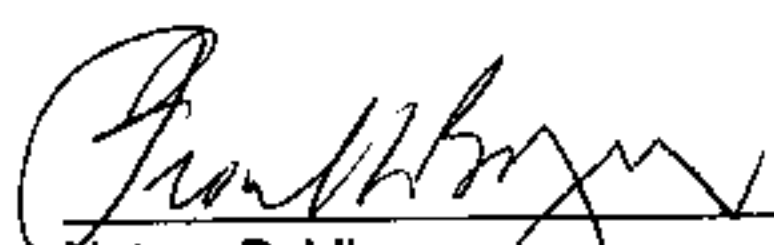
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that HENRY DENMAN whose name as PRESIDENT of DENMAN CONSTRUCTION CO., INC., a corporation, 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of April, 1994.

My Commission Expires: 11/20/96  
zbradf

  
Notary Public  
Inst # 1994-12917

04/20/1994-12917  
02:31 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 100.00

Inst # 1994-12917