

Inst # 1995-11564

05/03/1995-11564
02:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MARCI L. PYLE
1446 NAVAJO HILLS
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Inst # 1995-11564

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY THREE THOUSAND FIVE HUNDRED and 00/100 (\$83,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, MARK A. BRADFORD and DEBRA D. BRADFORD, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MARCI L. PYLE, A SINGLE PERSON (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in JEFFERSON County, Alabama, to-wit:

LOT 37, ACCORDING TO THE MAP AND SURVEY OF NAVAJO HILLS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not due and payable until October 1, 1995.
2. Restrictions appearing of record in Miscellaneous Book 2, page 549.
3. Pipeline easement to Southern Natural Gas Corporation, dated October 25, 1929, recorded in Deed Book 90, page 281.
4. Pipe easement to Plantation Pipe Line Company, dated August 25, 1941, recorded in Deed Book 112, page 367, and dated September 30, 1941, recorded in Deed Book 112, page 368, in said Probate Office.
5. Right of way easement granted to South Central Bell Telephone Company, recorded in Deed Book 279, page 201.
6. 35 foot building line from County Road and Navajo Trail, as shown on recorded plat.

\$83,282.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or 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 (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, MARK A. BRADFORD and DEBRA D. BRADFORD, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of April, 1995.


MARK A. BRADFORD

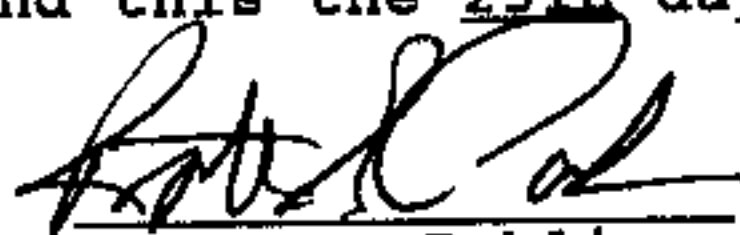

DEBRA D. BRADFORD

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that MARK A. BRADFORD, DEBRA D. BRADFORD 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25TH day of APRIL, 1995.


Notary Public

My commission expires: 7/16/98

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