

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollars 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, I (or we) **JAMES E. WOLFE AND WIFE, KIMBERLY B. WOLFE**

herein referred to as **GRANTOR OR GRANTORS** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged I/we, herein referred to as **GRANTOR(S)**, do hereby **GRANT, BARGAIN, SELL and CONVEY** unto John Bredehoft and wife, Amy L. Bredehoft

(herein referred to as **GRANTEE/GRANTEES**) his/her successors and assigns, the following described real estate, situated in the County of **SHELBY** and the State of **ALABAMA** to-wit:

Lot 41, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

\$80, 000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and right of ways of record, if any.

TO HAVE AND TO HOLD. To the said GRANTEE, 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 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**, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my (our) hand(s) and seal(s) this 20th day of August, 2000

WITNESS:

Monica Holes  
Wade Holes

James E. Wolfe  
**JAMES E. WOLFE**  
Kimberly B. Wolfe  
**KIMBERLY B. WOLFE**

Inst # 2000-32182  
09/15/2000-32182  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
11:50  
902 MMB

Inst # 2000-32182

09/15/2000-32182  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMB 11.50

STATE OF  
COUNTY OF

I, the undersigned authority, A Notary Public in and for said State at Large hereby certify that **JAMES E. WOLFE AND KIMBERLY B. WOLFE**

whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of July 2, 000

Karen Marie Ray  
Notary Public Karen Marie Ray  
My Commission Expires: \_\_\_\_\_

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Feb 25, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY: