142164

20060504000209220 1/2 $22.00
Shelby Cnty Judge of Probate,AL
05/04/2006 10:16:41AM FILED/CERT

Shelby County, AL 05/04/2006
State of Alabama

Deed Tax:$8.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
Five Riverchase Ridge
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

BRANDON BRADBERRY
2017 FOREST LAKES LANE
STERRETT, AL 35147

STATE OF ALABAMA
COUNTY OF SHELBY

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATUTORY WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY ONE THOUSAND NINE HUNDRED DOLLARS 00/100 ($151,900.00) DOLLARS to the undersigned grantor, **AMERICAN HOMES AND LAND CORPORATION, CORPORATION**, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto **BRANDON BRADBERRY and CHARLOTTE BRADBERRY, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

LOT 496, ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2005 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.

2. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN BOOK 126 AT PAGE 191; BOOK 126 AT PAGE 323 AND BOOK 236 AT PAGE 829.

3. TITLE TO ALL MINERALS, OIL AND GAS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RESERVED IN BOOK 53 AT PAGE 262 AND DEED BOOK 331, PAGE 262.

4. EASEMENT RECORDED IN BOOK 20050204000058230.

5. EASEMENT TO SHELBY COUNTY RECORDED IN INSTRUMENT NO. 1993-03955; INSTRUMENT NO. 1993-03957; INSTRUMENT NO. 1993-03959; INSTRUMENT NO. 1993-03960; INSTRUMENT NO. 1993-03961; INSTRUMENT NO. 1993-03964; INSTRUMENT NO. 1993-03965; AND INSTRUMENT NO. 1993-03966.

$121,520.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

$22,785.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

20060504000209220 2/2 $22.00
Shelby Cnty Judge of Probate,AL
05/04/2006 10:16:41AM FILED/CERT

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.

IN WITNESS WHEREOF, the said **GEORGE M. VAUGHN** as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION** , has hereunto subscribed his/her/their name on this the 24th day April of 2006.

AMERICAN HOMES AND LAND CORPORATION

GEORGE M. VAUGHN
CLOSING AGENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **GEORGE M. VAUGHN** , whose name as **CLOSING AGENT** of **AMERICAN HOMES AND LAND CORPORATION**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said CORPORATION.

Given under my hand this the 24th day April of 2006.

Notary Public

My commission expires: 7/11/06

ROBERT S. PADEN
NOTARY
PUBLIC
ALABAMA STATE AT LARGE