

(Name) W. H. MASON, JR.
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210



Highway 31 South at Valley P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ELEVEN THOUSAND THIRTY ONE AND NO/100th (\$11,031.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
HAL REUBEN KIMBROUGH and wife, KAREN LYNN MILLER KIMBROUGH

(herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID T. BRADFORD and wife, BRENDA C. BRADFORD

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in SHELBY County, Alabama to-wit:

Lot 2 in Block 2, Fernwood, Fourth Sector, as recorded in Map
Book 7, Page 96, in the Office of the Probate Judge of Shelby
County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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

And as further consideration, the herein grantees expressly
assume and promise to pay that certain mortgage to Jackson
Company as recorded in Mortgage Book 452, Page 281; rerecorded in
Real Volume 3, Page 519 and assigned to AmSouth Bank in Misc.
Book 57, Page 603, in the Probate Office of Shelby County,
Alabama, according to the terms and conditions of said mortgage
and the indebtedness thereby secured.

KAREN LYNN MILLER AND KAREN LYNN MILLER KIMBROUGH ARE ONE IN THE
SAME PERSON.

Grantees' Address: 516 Bennett Drive, Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) 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 (our)
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.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 27th
day of April, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 MAY -3 PM 12:20
JUDGE OF PROBATE (Seal)

HAL REUBEN KIMBROUGH (Seal)
KAREN LYNN MILLER KIMBROUGH (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that HAL REUBEN KIMBROUGH and wife, KAREN LYNN MILLER KIMBROUGH
whose name 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 they have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27th day of A. D. 1985.