

This instrument was prepared by

(Name) Dale Corley
(Address) 2100 Sixteenth Avenue South
Birmingham, Alabama 35205

Send Tax Notice To: Kevin L. Bradford
name
1088 MacQueen Circle
address Helena, Alabama 35080

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Nine Thousand Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Michael F. Stanton and wife, Mary L. Stanton

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

Kevin L. Bradford and wife, Tanya W. Bradford

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Brandywine, Second Sector,
as recorded in Map Book 7, Page 6, in the Probate Office
of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions, if
any, of record.

1. Deed Tax \$ 7.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.50

\$62,900.00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 July, 19 87

WITNESS:

STATE OF ALA. SHELBY (Seal) Michael F. Stanton (Seal)
(Seal) I, Michael F. Stanton,
INSTRUMENT WAS FILED Michael F. Stanton (Seal)

1807 DEC-1 PM 1:32 (Seal) Mary L. Stanton (Seal)
(Seal)

Thomas A. Shadley (Seal) Mary L. Stanton (Seal)
JUDGE OF PROBATE General Acknowledgment

STATE OF ALABAMA
Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County in said State,
hereby certify that Michael F. Stanton and wife, Mary L. Stanton
whose names 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 27 day of July, A. D., 19 87

Frank J. Barber
Notary Public