

1647  
SEND TAX NOTICE TO:  
MARK A. BRADFORD and  
(Name) DEBRA D. BRADFORD  
1446 Navajo Trail  
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Five Thousand and No/100 (\$75,000.00) DOLLARS

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

DAVID FOWLER, an unmarried man

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

Mark A. Bradford and Debra D. Bradford

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

Shelby

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 Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. 35 foot building line as shown by recorded plat.
3. Pipe line easements to Plantation Pipe Line as recorded in Vol. 112, page 367 and Vol. 112, page 368.
4. Pipe line easement to Southern Natural Gas Corporation as recorded in Vol. 90, page 281.
5. Restrictions as recorded in Misc. Vol. 2, page 549.
6. Right of way to Southern Bell Telephone and Telegraph as recorded in Vol. 279, page 201.

\$ 75,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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.

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, I have hereunto set My hand(s) and seal(s), this 12th day of March, 19 90

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)

DAVID FOWLER

(Seal)

90 MAR 19 PM 1:10

(Seal)  
1. Deed Tax -----  
2. Mfg. Tax -----  
3. Recording Fee -----  
4. Indenture Fee -----  
5. Notary Fee -----  
6. Certification Fee -----  
Total -----

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID FOWLER, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, A. D., 19 90

Notary Public.

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