

1000.00

2539

SEND TAX NOTICE TO:

(Name) Billy B. Bradshaw, Monta
Bradshaw & David Bradshaw
(Address) P.O. Box 295
Calera, Alabama 35040

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of TEN DOLLARS & other good and valuable consideration ~~XXXXXX~~

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

Frances Cecile Cowart Lochridge, a married woman

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

Billy B. Bradshaw, Monta Bradshaw, and David Bradshaw and wife, Donna A. Bradshaw

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

Shelby County, Alabama to-wit:

Lots 1 through 8 in Block 38; Block 41; Lots 1 through 4 in Block 52; all according to J. H. Dunstan's Map of the Town of Calera, Shelby County, Alabama.

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The above property constitutes no part of the homestead of grantor or her spouse.

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 9.50

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 20 hand(s) and seal(s), this 20 day of December, 1991

WITNESS:

James A. Garrett (Seal)

Frances Cecile Cowart Lochridge (Seal)
(Frances Cecile Cowart Lochridge)

(Seal) I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

(Seal) 91 DEC 23 AM 11:40 (Seal)

STATE OF ALABAMA }
MADISON COUNTY }

James A. Garrett
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frances Cecile Cowart Lochridge 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of December, A. D., 1991.
Lanie Z. Bradshaw