

SEND TAX NOTICE TO:

Benjamin Clyde Bradley, Jr.
Toni Nicole Bradley
2599 Royal Court
Helena, AL 35080

13-1-02-0-000-002.037

THIS INSTRUMENT PREPARED BY:
Clayton T. Sweeney, Esq.
CORLEY, MONCUS & WARD, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209
(205) 879-5959

State of ALABAMA)
County of SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of
One Hundred Sixteen Thousand and 00/100-----
(\$ 116,000.00) to the undersigned Grantor or Grantors in hand
paid by the Grantees herein, the receipt of which is hereby
acknowledged, we, M. CLAY WALKER and wife, PATRICIA G. WALKER
(herein referred to as Grantors) do grant, bargain, sell and convey

Benjamin Clyde Bradley, Jr. and Toni Nicole Bradley

(herein referred to as Grantees) as joint tenants, with right of
survivorship, the following described real estate, situated in the
State of Alabama, County of Shelby, to-wit:

Lot 54, according to the Map and Survey of
Royal Oaks, Third Sector, First Addition, as
recorded in Map Book 8, Page 26, in the
Probate Office of Shelby County, Alabama.

Subject to taxes for the current year, existing easements,
restrictions, set back lines, rights of ways and limitations of
record.

\$ 92,800.00 of the purchase price recited above was paid
from 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 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 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 hands and seals,
this 4th day of March, 1991.

M. Clay Walker (Seal)
M. CLAY WALKER

Patricia G. Walker (Seal)
PATRICIA G. WALKER

State of Georgia
County of DeKalb

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that M. CLAY WALKER and wife, PATRICIA G. WALKER, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 4th day of March, 1992.

Colleen McBride
Notary Public

My commission expires: Notary Public, Gwinnett County, Georgia
My Commission Expires July 20, 1994

23.50
5.00
4.00

32.50