



# JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:  
Carey O. Horn

2664 Buttewoods Cr.

Birmingham, AL 35242

(Name) STONE, PATTON, KIERCE & FREEMAN  
(Address) 118 North 18th Street  
Bessemer, Alabama 35020

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 (\$117,000.00) DOLLARS

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

RONALD J. BRADLEY and wife, DORIS M. BRADLEY,

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

CAREY O. HORN and LINDA M. HORN

(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 of Butte Woods Ranch Addition to Altadena Valley, as recorded in Map Book 5, Page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT to 1992 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1992;

Riparian and other rights created by fact that subject property fronts on Cahaba River;

Easements and building line as shown on recorded map;

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto;

Transmission line permits in favor of Alabama Power Company of record in Book 266, Page 741; Deed Book 279, Page 387; Deed Book 234, Page 481; Deed Book 238, Page 96; Deed Book 232, Page 724; Deed Book 220, Page 43; Deed Book 266, Page 741; and Deed Book 247, Page 422.

Easements in favor of South Central Bell recorded in Deed Book 277, Page 219; and in Deed Book 277, Page 442;

Restrictions of record in Deed Book 232, page 296, and Deed Book 240, page 89; and

Title to land comprising the shores or bottoms of navigable waters or artificial accretions or fills.

\$75,000.00 of the above recited consideration was furnished to GRANTEES through a loan from First Federal Savings Bank secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And (we) do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted on the record; that (we) have a good right to sell and convey the same as aforesaid; that (we) will and our heirs, executors and administrators 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 11th

day of August, 1992.

WITNESS:

(Seal)

*Ronald J. Bradley*

(Seal)

Ronald J. Bradley

(Seal)

*Doris M. Bradley*

(Seal)

Doris M. Bradley

(Seal)

13/1992-16976  
30 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOE MOBILE ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ronald J. Bradley and wife, Doris M. Bradley, 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 11th day of August, A.D., 1992.

MY COMMISSION EXPIRES: 1-8-96

*Connie N. Hendrix*

Notary Public

POST OFFICE BOX 237  
BIRMINGHAM, ALABAMA 35021