

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: B. Simmons

Cathy C. Bradford

ADDRESS: 8 Penn Center, Phila., PA 19103

132 Kentwood Drive

Alabaster, Alabama 35007

STATE OF ALABAMA }
} *Shelby* COUNTY }

KNOW ALL MEN BY THESE PRESENTS: *4105-100*

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **DAVID W. STEVENSON and TRACY L. STEVENSON, Husband and Wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto

Cathy C. Bradford, a married woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Kentwood, as recorded in Map Book 16, page 109, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, IF ANY.

\$ 121,600.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1996-29690

09/09/1996-29690
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 15.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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; and that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this *12th* day of *February*, 19*96*.

(Seal)
NOTARIAL SEAL
SUSAN H. MCGINLEY, Notary Public
Monroeville, Allegheny County
My Commission Expires Aug. 5, 1999
(Seal)

David W. Stevenson (Seal)
David W. Stevenson

Tracy L. Stevenson (Seal)
Tracy L. Stevenson

STATE OF *Pennsylvania*
Allegheny COUNTY }

General Acknowledgment

I, *Susan H. M. McGinley*, a Notary Public in and for said County, in said State, hereby certify that **DAVID W. STEVENSON and TRACY L. STEVENSON, Husband and Wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 *12th* day of *February*, A.D., 19

Susan H. M. McGinley
Notary Public

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