

This instrument was prepared by

Send Tax Notice To: MICHAEL A. FORTUGNO

(Name) GENE W. GRAY, JR.

name

161 HIGHWAY 39

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

CHELSEA, ALABAMA 35043

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$85,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOHN F. BRADLEY AND WIFE, MARTHA ANNE BRADLEY

(herein referred to as grantors) do grant, bargain, sell and convey unto MICHAEL A. FORTUGNO AND WIFE, JULIE K. FORTUGNO

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

SHELBY

County, Alabama to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN NW 1/4 OF THE SE 1/4 OF SECTION 26, TOWNSHIP 19, RANGE 1 WEST OF SHELBY COUNTY, ALABAMA, BEING PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF SHELBY COUNTY ROAD #440 AND THE EASTERN RIGHT OF WAY OF SHELBY COUNTY ROAD #39, THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY OF SAID COUNTY ROAD #39 A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 51 DEGREES 30' EAST A DISTANCE OF 128 FEET TO A 16 FOOT RED OAK TREE, THENCE SOUTH 19 DEGREES 30' EAST A DISTANCE OF 100 FEET TO THE NORTHERN RIGHT OF WAY OF SAID COUNTY ROAD #440; THENCE IN A WESTERLY DIRECTION ALONG SAID RIGHT OF WAY A DISTANCE OF 237 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1998 AND THEREAFTER.  
MINERALS AND MINING RIGHT NOT OWNED BY GRANTOR.

\$76500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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, we have hereunto set our hand(s) and seal(s), this 1st

day of May, 19 98.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

John F. Bradley  
JOHN F. BRADLEY (Seal)

Martha Anne Bradley  
MARTHA ANNE BRADLEY (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
JOHN F. BRADLEY AND WIFE, MARTHA ANNE BRADLEY  
whose name(s) 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 1st day of May, A.D., 1998

GENE W. GRAY, JR.

Notary Public