

This instrument was prepared by

Send Tax Notice To: Gregory Shane Bradford
name

(Name) Larry L. Halcomb

109 Moss Hill Court
address

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY THREE THOUSAND AND NO/100-----
DOLLARS (\$133,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kevin A. Walkup and wife, Stacy Walkup

(herein referred to as grantors) do grant, bargain, sell and convey unto Gregory Shane Bradford and wife, Tracy
Willis Bradford

(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 57, according to the Survey of Southern Hills, Sector 6, Phase One, as
recorded in Map Book 17, page 93, in the Probate Office of Shelby County,
Alabama.

Subject to taxes for 1998.

Subject to restrictions or covenants, and 30 foot building line, of record.

Subject to restrictions as shown by recorded map.

Grantors make no warranty of title as to mineral and mining rights.

\$ 123,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

06/04/1998-20704
01:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

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, we have hereunto set our hand(s) and seal(s), this 28th
day of May, 19 98.

(Seal)

(Seal)

(Seal)

Kevin A. Walkup
Kevin A. Walkup
Stacy Walkup
Stacy Walkup

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
Kevin A. Walkup and wife, Stacy Walkup
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 28th day of May, A.D., 1998

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 2002

Inst # 1998-20704