

This instrument was prepared by:
Shelly Moss
Galloway & Moss, L.L.C.
11 Oak Street
Birmingham, Alabama 35213

Send tax notice to:
John Bradford
1341 West Navajo Drive
Alabaster, Alabama, 35007

Inst # 1999-41670

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 Fourteen Thousand and 00/100 Dollars (\$114,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Charles Kirk Nelson and his wife Anissa Loren Nelson

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

John Bradford and Susan 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 8, Block 7, according to the Survey of Navajo West of Navajo Hills, as recorded in Map Book 5 page 80, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

- Subject to:
- (1) 1999 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 1st day of October, 1999.

Charles Kirk Nelson (Seal) Anissa Loren Nelson (Seal)
Charles Kirk Nelson Anissa Loren Nelson

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Charles Kirk Nelson and Anissa Loren Nelson 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 1st day of October, 1999.

[Signature]
Notary Public:
My Commission Expires: 11/5/01

11:41 AM
10/08/1999-41670
SHELBY COUNTY JUDGE OF PROBATE
001 021 122.50
10/26/1999