

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Robert P. Bradley
Amanda G. Bradley
P.O. Box 752
Helena, AL 35080

CORPORATION WARRANTY DEED
(With Survivorship)

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty-five Thousand (\$45,000.00) Dollars, in hand paid to Shelby Springs Stock Farm, Inc., a corporation (hereinafter referred to as "GRANTORS"), by Robert P. Bradley and Amanda G. Bradley (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 16, according to Shelby Spring Farms, Lakeland Sector 2, as recorded in Map Book 24, page 144 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2000.
2. 100 foot easement to Alabama Power Company, as shown on recorded map.
3. Right of Way to State of Alabama as recorded in Deed Book 121, Page 789.
4. Right of Way easement to Gulf States Paper Company as recorded in Instrument No. 1998-08297.
5. Right of Way to Shelby County as recorded in Deed Book 233, Page 801.
6. Right of Way to Alabama Power Company as recorded in Deed Book 177, Page 501; Deed Book 161, Page 124 and Deed Book 172, Page 433.
7. One hundred foot right of way to Southern Railroad as shown on recorded plat.
8. Right of Way to Alabama Power Company as recorded in Instrument No. 1999-22198.
9. Restrictions as recorded in Instrument No. 1998-50314 and amended in Instrument No. 1999-04858.
10. 30 foot ingress/egress and drainage easement, on the Southeast corner, as shown on recorded map.

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.

Inst # 2000-19064

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SHELBY COUNTY JUDGE OF PROBATE
OFF. NO. 56.00

And said Shelby Springs Stock Farm, Inc., does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Shelby Springs Stock Farm, Inc., by its President, John G. Reamer, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal, this 1st day of June, 2000.

ATTEST:

Shelby Springs Stock Farm, Inc.

BY:

ITS: *SECRETARY*

BY:

ITS:

John G. Reamer, Jr.

President

(SEAL)

THE STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr., whose name as President of Shelby Springs Stock Farm, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of June, 2000.

M U
NOTARY PUBLIC

My commission expires:

My Commission Expires May 21, 2001

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SHELBY COUNTY JUDGE OF PROBATE
ONE HUNDRED \$4.00