

THIS INSTRUMENT PREPARED BY:

DOUGLAS ROGERS, Attorney at Law  
3106 Independence Drive, Birmingham, AL 35209

SEND TAX NOTICE TO:

David C. Kane  
Karen E. Kane  
1729 Monteagle Drive  
Birmingham, AL 35244

Inst # 2000-23034

**WARRANTY DEED**  
(Joint Tenants With Right Of Survivorship)

STATE OF ALABAMA  
COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of

**Two Hundred Fifty Five Thousand and no/100**—————**Dollars (\$255,000.00).**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Marion Howard Bradley and wife Terri Adams Bradley** (herein referred to as Grantors), do grant, bargain, sell and convey unto **David C. Kane and Karen E. Kane** (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 16, according to the Survey of Southpointe, First Sector, as recorded in Map Book 11, page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

**Subject to easements, restrictions, rights of way and building lines of record.**

**Subject to taxes for 2000.**

**\$180,000.00 of the above consideration was paid from mortgage loans closed simultaneously herewith.**

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 5th day of July, 2000.

 (SEAL)  
MARION HOWARD BRADLEY

 (SEAL)  
TERRI ADAMS BRADLEY

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marion Howard Bradley and Terri Adams Bradley 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July, 2000

  
NOTARY PUBLIC  
My Commission Expires 9/9/2003

07/10/2000-23034  
01:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 100 03.50