

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

County of SHELBY

Presents:

Send Tax Notice To:

TIMOTHY F. BRADFORD JR. and ANGELA BRADFORD

146 HACKBERRY CIRCLE

CHELSEA, ALABAMA 35043

Inst # 2000-23823

That in consideration of

TWO HUNDRED THIRTY THREE THOUSAND DOLLARS AND OTHER CONSIDERATIONS (\$233,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, SINGLETON ENTERPRISES LLC

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

TIMOTHY F. BRADFORD JR. AND ANGELA 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:

SEE EXHIBIT "A "

Subject to Easements, Restrictions and rights of way of record.

\$221,350.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

To Have And To Hold unto the said Grantees TIMOTHY F. BRADFORD JR. 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.


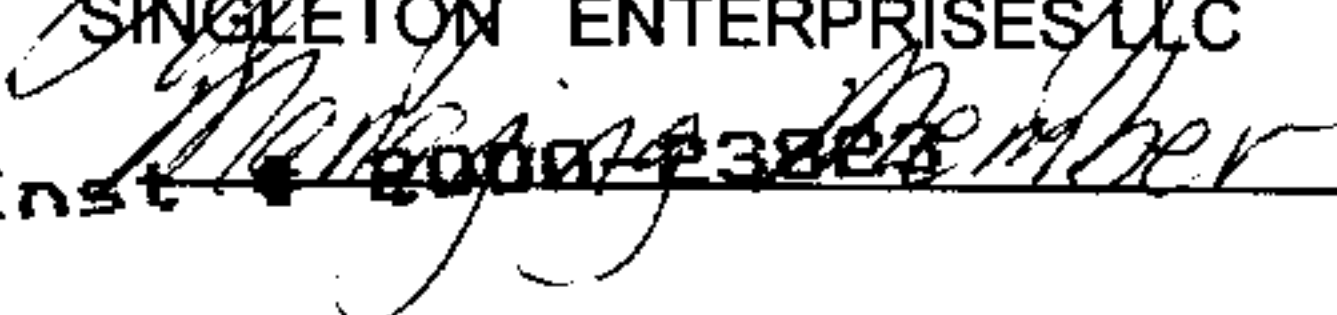
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 2nd day of June, 2000.

WITNESS:

_____(Seal)

_____(Seal)


SINGLETON ENTERPRISES LLC

Inst # 2000-23823

07/17/2000-23823
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 23.00

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SINGLETON ENTERPRISES LLC 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June A.D., 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

51749

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr. 1, 2002.
NOTARY PUBLIC UNDERWRITER

PREPARED BY: JERRY PARKER, 3241 OAK HILL DRIVE, HOOVER, ALABAMA 35216

EXHIBIT "A"

LOT 3, ACCORDING TO THE SURVEY OF EAGLE FARMS, AS RECORDED IN MAP BOOK 9, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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