

WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF Shelby

SEND TAX NOTICE TO:

Phillip W. Bradford a/k/a Phillip  
Bradford,  
237 Cahaba Oaks Trail  
Birmingham, AL 35124

THIS INSTRUMENT PREPARED BY: David  
C. Skinner, 2700 Rogers Drive, Suite 208;  
Birmingham, AL 35209; (205) 871-9566. No  
title opinion requested, none rendered.

**KNOW ALL MEN BY THESE PRESENTS** that Robert Edward Jordan, a married individual, and Debbie Jan Jordan, his/her spouse, (hereinafter "GRANTOR"), for and in consideration of the sum of **517,500.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Phillip W. Bradford a/k/a Philip Bradford and Pamela W. Bradford (hereinafter "GRANTEE"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that property and interest described as follows:

Lot 9, according to the survey of Cahaba Oaks as recorded in Map Book 18, Page 141,  
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,  
Alabama.

Loan amt of the purchase price was paid with a contemporaneous Purchase Money Mortgage. **\$357,500.00**

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the successors, heirs and assigns of the survivor forever.

**GRANTOR DOES HEREBY COVENANT**, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, their successors, heirs and assigns, that GRANTOR is at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, their successors, heirs and assigns, forever against the lawful claims and demands of all persons.

**GRANTOR HAS HERETO** set his/her hand and seal on June 29, 2001

Robert Edward Jordan

Debbie Jan Jordan

STATE OF ALABAMA  
COUNTY OF Jefferson

**I, THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Robert Edward Jordan and Debbie Jan Jordan whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that being informed of the contents of the said instrument, they executed the same voluntarily on the day and year set forth above.

**GIVEN UNDER MY HAND**, on June 29, 2001.

NOTARY PUBLIC; my commission expires 15 NOV 2002.

07/05/2001-27787  
01:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 171.00

Inst # 2001-27787  
ALABAMA STATE AT LARGE  
PUBLIC  
2001-27787  
DAVID C. SKINNER  
NOTARY  
07/05/2001  
01:35 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 171.00

Inst # 2001-27787