

STATE OF ALABAMA

LEE COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, **Bruce D. Breland and Debra Lunsford**, husband and wife, (hereinafter referred to as Grantors), in hand paid by **Bruce D. Breland and Debra W. Breland**, (hereinafter referred to as Grantees), the receipt and sufficiency of which are hereby acknowledged, the Grantors, do hereby grant, bargain, sell and convey unto the said Grantees for and during their joint lives as joint tenants 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, the following-described real estate situated in Jefferson County, Alabama, to wit:

All that parcel of land in the City of Alabaster, Shelby County, State of Alabama, as more fully described in Deed Book 1995 at Page 11328, being known and designated as Lot 24, Apache Ridge, First Sector, according to and as shown by map or plat of said lot in Plat Book 12 at Page 29, all in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the warranties hereinafter contained are made subject to any and all restrictions, easements, covenants and rights-of-way recorded in the Office of the Judge of Probate of Shelby County, Alabama, affecting said above-described real property.

Said property being Parcel Number 13-7-35-2-1-3.28 in the Tax Assessors Office of Shelby, Alabama.

Said property being the same as that described in and conveyed by that certain Warranty Deed to Grantors herein dated April 28, 1995, and recorded May 2, 1995 in Deed Book 1995 at Page 11328, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of any of them, then to the survivors of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

08/23/2001-36195  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 16.00

Inst # 2001-36195

Inst # 2001-36195

AND WE DO for ourselves and for our heirs, executors, and administrators covenant with the said 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 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we the said Bruce Breland and Debra Lunsford have hereunder set our hands and seals, this 11<sup>th</sup> day of August 2001.

Bruce Breland  
Bruce Breland

Debra Lunsford  
Debra Lunsford

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Alesia H. Ray, a Notary Public for the said State and said County, do hereby certify that Bruce Breland and Debra Lunsford, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11<sup>th</sup> day of August, 2001.

Alesia H. Ray  
Notary Public:

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 19, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Grantee's Address is: 909 Falling Star Lane, Alabaster, AL 35007

Prepared by: **With Out Title Opinion:**

Robert A. Tufts, Attorney at Law  
132 N. Gay St., Suite 211, Auburn, AL

36830  
08/23/2001-36195  
02:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MSB 16.00