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SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Mona K. Chapman ✓
(Address) P.O. Box 36
Westover, Al. 35185

This instrument was prepared by: MIKE T. ATCHISON
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title

20020626000300190 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
06/26/2002 12:23:00 FILED/CERTIFIED

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 ----- DOLLARS

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

Ollie H. Bradford and wife, Martha J. Bradford

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

Ollie H. Bradford, Martha J. Bradford and Mona K. Chapman

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

PARCEL NO. I:

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence South 1 degree 32 minutes 50 seconds East, a distance of 64.93 feet to the point of beginning; thence continuing South along said line, a distance of 175.07 feet; thence North 89 degrees 50 minutes 41 seconds East a distance of 250.47 feet; thence North 1 degree 42 minutes 24 seconds West, a distance of 174.41 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 250.00 feet to the point of beginning.

According to survey of Larry W. Carver, RLS #15454, dated December 23, 1994.
Situated in Shelby County, Alabama.

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 HEREOF, we have hereunto set our hand(s) and seal(s), this day of June, 2002.

WITNESS:

Kimberly B. Williams (Seal)
(Seal)
(Seal)

Ollie H. Bradford (Seal)
Martha J. Bradford (Seal)
(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ollie H. Bradford and Martha J. Bradford 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, A.D., 19 2002

My Commission Expires 01-10-2006

Glenn B. Bradley
Notary Public.