

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of  
\$ 90,900.00 to the undersigned Grantor(s),  
Amber H. Thompson and Husband, James L. Thompson,  
in hand paid by the Grantee named herein, the receipt of which is hereby acknowledged, the said Grantor(s)  
does by these presents, grant, bargain, sell and convey unto  
Ritch S. Bradford and Marie B. Bradford, Husband and Wife and Timothy S.  
Mitchell and Jessica M. Mitchell, Husband and Wife (herein referred to as  
"Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Rocky Ridge Townhomes,  
Phased One, as recorded in Map Book 22, Page 132, in the  
Probate Office of Shelby County, Alabama.

Address of Property: 112 Rocky Ridge Road, Helena, AL 35080

Ritch S. Bradford and Marie B. Bradford, Grantees, take an  
undivided 50% interest in the property jointly with survivorship rights.

Timothy S. Mitchell and Jessica M. Mitchell, Grantees, take an  
undivided 50% interest in the property jointly with survivorship rights.

Subject to taxes for the year 2003 and subsequent years, easements, restrictions, reservations,  
rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

\$ 81,810.00 of the purchase price is being paid by the proceeds of a first  
mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever. This  
instrument is executed without warranty or representation of any kind on the part of the undersigned,  
express or implied, except that there are no liens or encumbrances outstanding against the premises  
conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein,  
and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or  
obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned  
expressly limits its liability hereunder to the property now or hereafter held by it in the representative  
capacity named.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance,  
has hereto set its signature and seal this the 29 day of October, 20 02.

By:

Amber H. Thompson  
Grantor

James L. Thompson  
Grantor

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Amber H. Thompson and Husband, James L. Thompson,  
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 29 day of October, 20 02.

Jalene A. England  
Notary Public  
Commission Expires: 02/25/04

**This Instrument Prepared By:**

Kevin Hays and Associates, PC  
100 Concourse Parkway, Suite 101  
Birmingham, AL 35244

**Send Tax Notices To:**

Tim & Jessica Mitchell  
108 Park Forest Terrace  
Montevallo, AL 35115