

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Phillip W. Bradford
Pamela W. Bradford
237 Cahaba Oaks Trail
Indian Springs, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

VALUE \$1,000.00

That in consideration of Ten and 00/100 (\$10.00), to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Phillip M. Bradford aka Philip Bradford aka Phillip W. Bradford and wife, Pamela W. Bradford (herein referred to as grantors) do grant, bargain, sell and convey unto Phillip W. Bradford and Pamela W. 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:

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.

The purpose of this Warranty Deed is to correct the middle initial of Phillip W. Bradford. The previous deed showed his middle initial, and the spelling of his first name, incorrectly.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this January 17, 2003.

WITNESS:

_____(SEAL)

_____(SEAL)

Phillip W. Bradford (SEAL)

Phillip M. Bradford aka
Philip Bradford aka
Phillip W. Bradford

Pamela W. Bradford (SEAL)

Pamela W. Bradford

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip M. Bradford aka Philip Bradford aka Phillip W. Bradford and wife, Pamela W. Bradford, whose name(s) 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 on January 17, 2003.

NOTARY PUBLIC

My commission expires: 4-6-04