

SEND TAX NOTICE TO:  
Gregory S. Bradford and Tracy W.  
Bradford  
109 Moss Hill Court  
Calera, Alabama 35040

This instrument was prepared by:

Amanda M. Gipson  
Preferred Title Agency, Inc.  
2737 Highland Avenue South  
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Five Thousand Five Hundred dollars & no cents (\$45,500.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Robert M. Payne, a single man**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Gregory S. Bradford and wife, Tracy W. Bradford**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 1, ACCORDING TO THE AMENDED MAP OF EMERALD LAKE, PLAT NO. 1, AS RECORDED IN MAP BOOK 19, PAGE 73 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

1. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 19, Page 73.

2. Transmission line permits to Alabama Power Company as recorded in Deed Book 127, Page 380; Deed Book 228, Page 195; Deed Book 230, Page 101, in the Probate Office.

3. Right of Way to Shelby County as recorded in Deed Book 205, Page 84; Deed Book 205, Page 91 and Deed Book 205, Page 99 in Probate Office.

4. Covenants and restrictions as recorded in Inst. #1994-36306 and amended in Inst. #1995-2453, #1996-39270 and #1997-1538.

5. 50-foot building set back line from Emerald Lake Drive as shown on recorded map.

6. 5 foot utility easement over the West side of said lot and 15-foot private access easement across the Southwest side of said lot as shown on recorded map.

7. Easement granted to Milton Oglesby as recorded in Deed Book 310, Page 236.

8. Easement to Alabama Power Company as recorded in Inst. #1995-7102.

**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 WHEREOF, **GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **May 02, 2003**

(Seal)

Robert M. Payne

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert M. Payne, an unmarried man whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2003.

Notary Public.

WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP  
Closers' Choice