



20030627000402710 Pg 1/2 94.00
Shelby Cnty Judge of Probate, AL
06/27/2003 09:03:00 FILED/CERTIFIED

SEND TAX NOTICE TO:

**Gary M. Wolter and Laura D.
Dinan
5006 Applecross Road
Birmingham, Alabama 35242**

This instrument was prepared by:

Sunny T. Henderson
Trimmier Law Firm
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 **Four Hundred Thousand dollars & no cents (\$400,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Isabella E. Bradley and Jocelyn Bradley as Executors and Trustees of the Estate of John M. Bradley, Jr., and Isabella E. Bradley, an unmarried woman(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Gary M. Wolter and wife, Laura D. Dinan**(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 17, BLOCK 7, ACCORDING TO THE PLAT OF APPLECROSS, A SUBDIVISION OF INVERNESS, AS RECORDED IN MAP BOOK 6, PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

1.) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons of property as a result of the exercise of such rights as recorded in Volume 64, page 267 and Volume 48, Page 427.

2.) Agreement with regards to underground residential utility distribution with Alabama Power Company as recorded in Misc. Book 10, Page 558.

3.) Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc. Volume 10, Page 515 and amended in Misc. Volume 13, Page 154 and Misc. Volume 10, Page 557 in the official records of Shelby County, Alabama.

4.) 20' Sanitary Sewer Easement on the E property line and variable easement on N & S property line as shown on recorded plat.

5.) Right of Way to Alabama Power Company as recorded in Volume 109, Page 293; Volume 126, Page 343; Volume 141, Page 298, Volume 196, Page 68, Volume 184, Page 166; Volume 291, Page 386 and Volume 293, Page 755.

6.) Sanitary sewer easement as shown on recorded plat in Map Book 6, Page 42.

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 **June 17, 2003**

Isabella E. Bradley (Seal)
Isabella E. Bradley as Executors and Trustees of the Estate of
John M. Bradley, Jr.

Jocelyn Bradley (Seal)
Jocelyn Bradley as Executors and Trustees of the Estate of
John M. Bradley, Jr.,

Isabella E. Bradley (Seal)
Isabella E. Bradley

STATE OF ALABAMA
SHELBY COUNTY

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General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Isabella E. Bradley and Jocelyn Bradley as Executors and Trustees of the Estate of John M. Bradley, Jr., and Isabella E. Bradley, an unmarried woman 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2003.

B. R. Walcott
Notary Public.

(Seal) my Comm Expires: 03.26.2005