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Shelby Cnty Judge of Probate, AL
02/03/2004 10:51:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED
(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Thirty Five Thousand Dollars (\$135,000.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, Nelson K. Bradley and wife Mary N. Bradley (herein referred to as Grantors), do hereby GRANT, BARGAIN, SELL, and CONVEY unto Bobby A. Maxena and Adriana M. Maxena (herein referred to as Grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama, to wit:

LOT 61 ACCORDING TO THE SURVEY OF AUTUMN RIDGE, AS RECORDED IN
MAP BOOK 12, PAGES 4, 5 AND 6, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

SUBJECT TO:

1. Ad valorem taxes for the year 2004, which are a lien but not yet due and payable until October 1, 2004.
2. All easements, rights-of-way, and restrictions of record affecting said property.

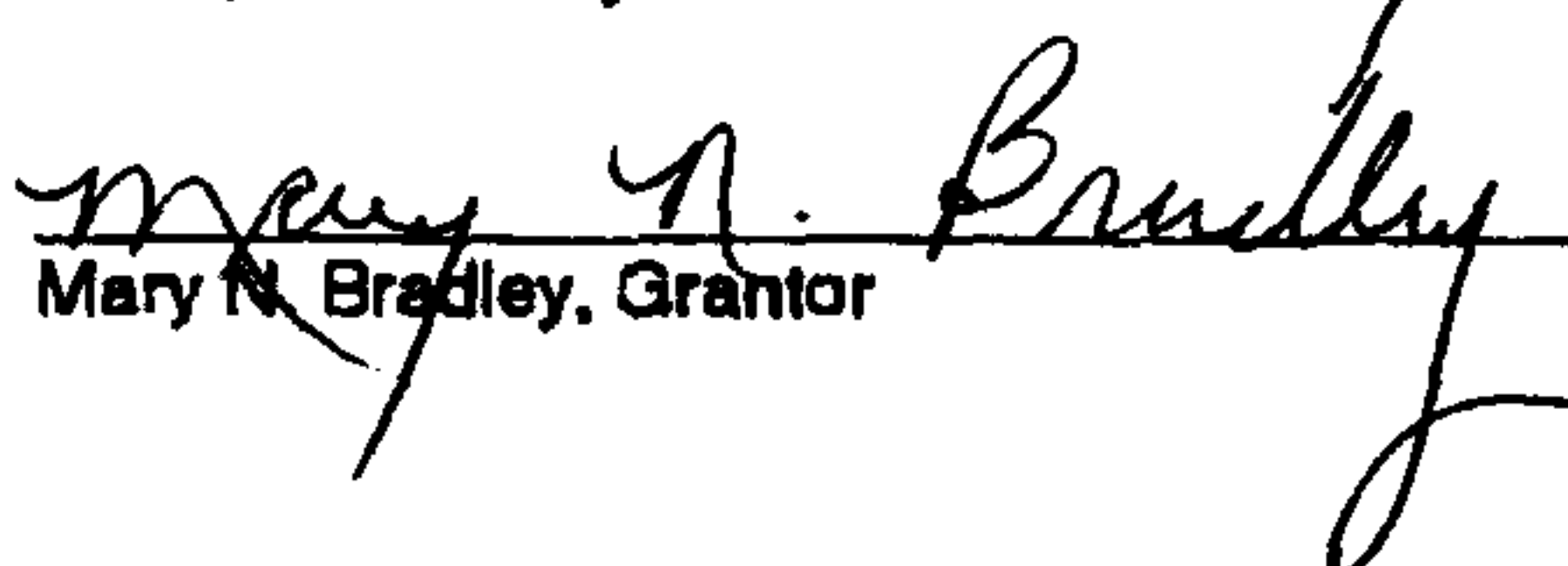
\$135,000.00 of the consideration recited above was derived from the proceeds of a purchase money mortgage executed simultaneously herewith.

To Have and to Hold to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives 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, we have hereunto set our hands and seals, this the 15th day of January, 2004.

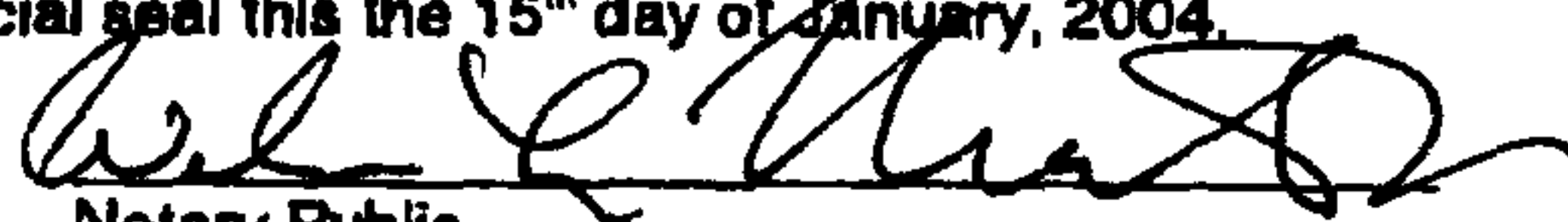
 (Seal)
Nelson K. Bradley, Grantor

 (Seal)
Mary N. Bradley, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, William L. Mathis, Jr., a Notary Public, in and for said County in said State, hereby certify that Nelson K. Bradley and wife Mary N. Bradley, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2004.


Notary Public
My Commission Expires 2-22-04

THIS INSTRUMENT PREPARED BY:
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