


SEND TAX NOTICE TO:  
Juana Maria Guerrero Torres  
107 Dale Drive  
Montevallo, Alabama 35115

This instrument was prepared by  
Gregory W. Lee  
Attorney at Law  
300 Office Park Drive, Suite 230  
Birmingham, Alabama 35223

  
20041108000614700 Pg 1/1 13.00  
Shelby Cnty Judge of Probate, AL  
11/08/2004 14:53:00 FILED/CERTIFIED

## WARRANTY DEED

STATE OF Alabama  
Jefferson COUNTY

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Nine Thousand Nine Hundred dollars & no cents (\$109,900.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Eston Lee Bradley, married man and John Martin Bradley, unmarried man heirs of Johnnie Juanita Goodwin Bradley, deceased** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Juana Maria Guerrero Torres an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 1, BLOCK 3, ACCORDING TO THE SURVEY OF GREEN VALLEY AS  
RECORDED IN MAP BOOK 5, PAGE 94, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

**The grantors named herein are the heirs of Juanita Goodwin Bradley who died October, 2004 who was the surviving grantee set out in that deed recorded in Deed Book 279, Page 94. The other grantee, Charlie Floyd Bradley having dies on the 24th day of January, 2004.**

Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any.

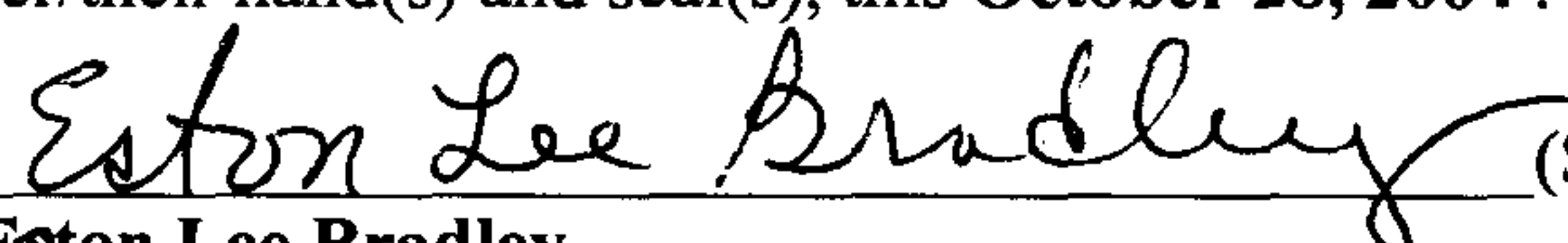
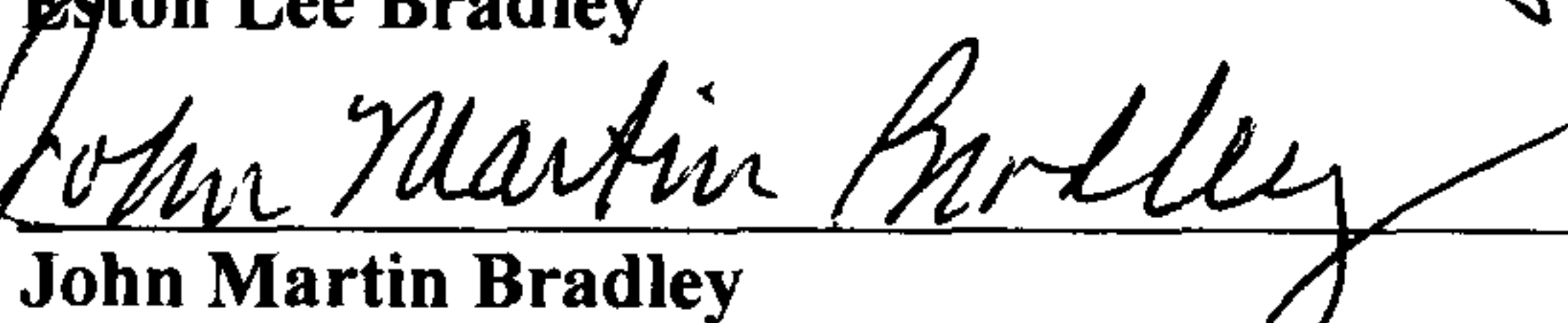
This is not the homestead of the grantors nor their spouses.

\$109,900.00 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, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this **October 28, 2004**.

 (Seal)  
Eston Lee Bradley  
 (Seal)  
John Martin Bradley

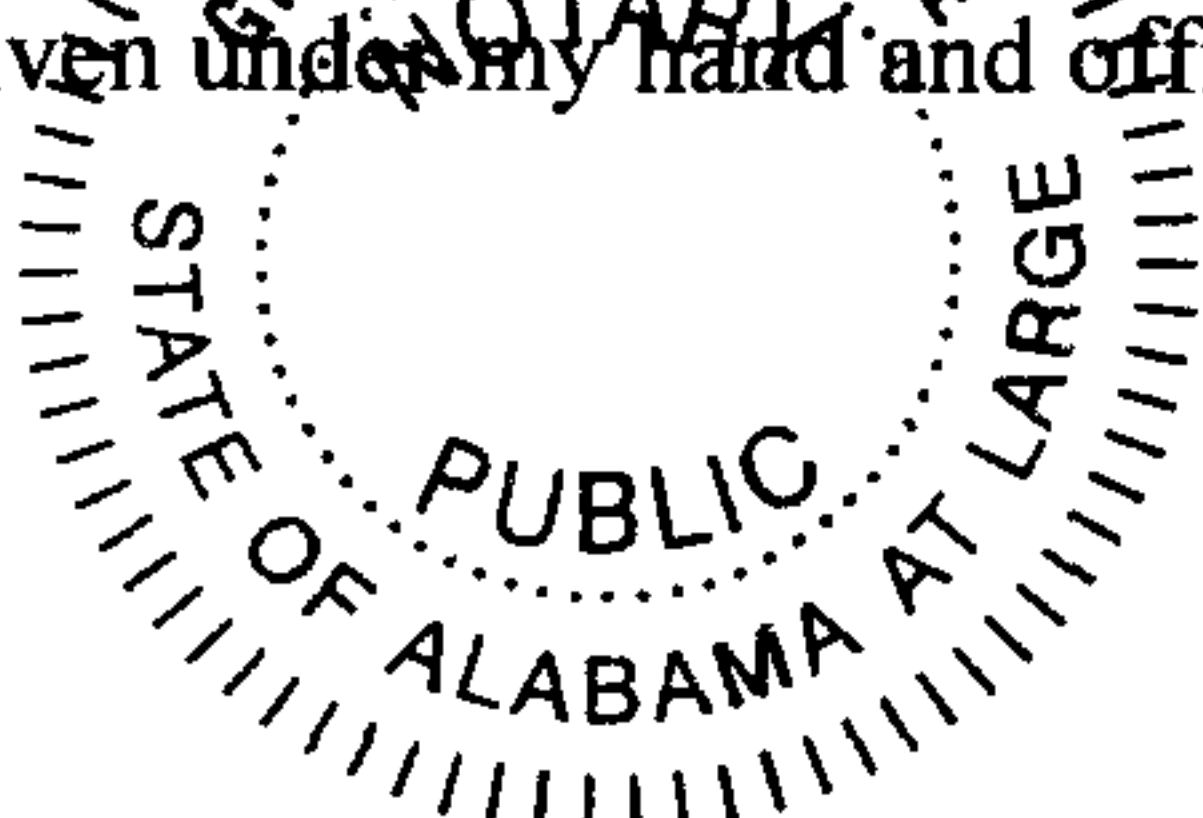
STATE OF ALABAMA

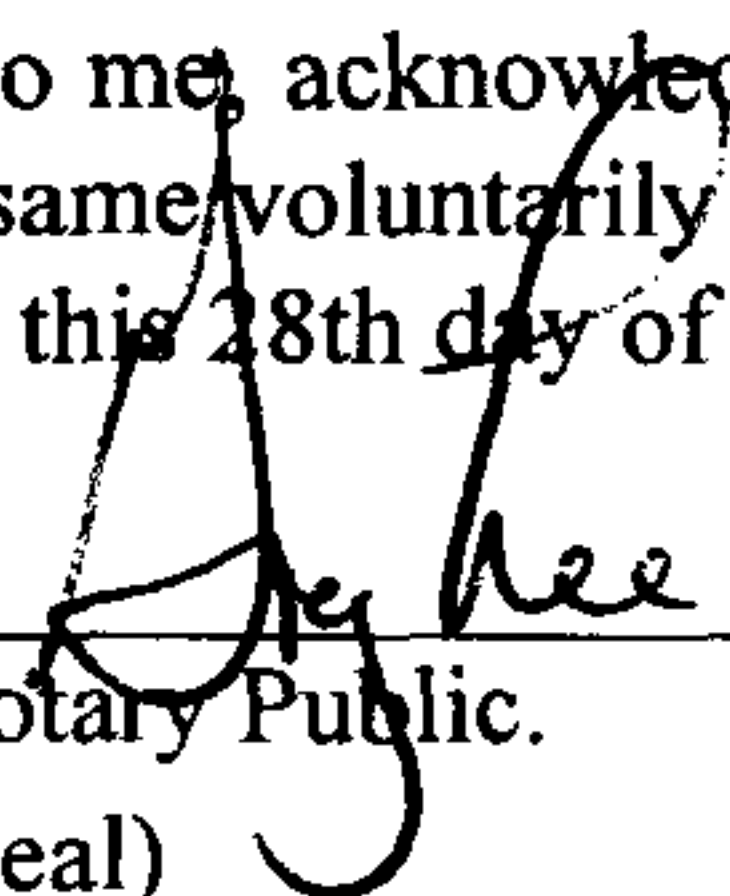
### General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eston L. Bradley, married man and John M. Bradley, unmarried man heirs of Johnnie Juanita Goodwin Bradley, deceased**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, 2004



  
Notary Public.  
(Seal)

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: 7/14/08  
BONDED THRU NOTARY PUBLIC UNDERWRITERS**