



20050616000295400 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
06/16/2005 08:00:38AM FILED/CERT

STATE OF ALABAMA )  
  :  
COUNTY OF SHELBY )

**WARRANTY DEED**

Name & Address of Property Owner:

Mr. & Mrs. James Hale  
204 Woodbridge Trail  
Chelsea, Alabama 35043

This Instrument Prepared by:

Guy V. Martin, Jr., Esq.  
Martin, Rawson, & Woosley, P.C.  
#2 Metroplex Drive, Suite 102  
Birmingham, Alabama 35209

THIS INDENTURE, executed this 14th day of June, 2005, by JULIUS C. BLEDSOE and wife, EVELYN E. BLEDSOE (collectively referred to as "Grantor") in favor of JAMES HALE and wife, GLORIA A. HALE (collectively referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective legal representatives, successors and assigns where the context requires or permits);

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$45,000.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land as described in Exhibit A attached hereto and incorporated herein by this reference, lying and being located in Shelby County, Alabama, together with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof (collectively, the "Property").

Grantor certifies that the subject property is not the homestead of the Grantor or Grantor's spouse.

\$45,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns. And Grantor does for himself, and for the heirs, executors, and administrators of Grantor, covenant with the said Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Warranty Deed,  
on the day and year first above written.

**"GRANTOR:"**

*Julius C. Bledsoe*  
\_\_\_\_\_  
JULIUS C. BLEDSOE

*Evelyn E. Bledsoe*  
\_\_\_\_\_  
EVELYN E. BLEDSOE

STATE OF ALABAMA

)

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Julius C. Bledsoe and wife, Evelyn E. Bledsoe, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 14th day of June, 2005.

*Pamela J. Baker*  
\_\_\_\_\_  
Notary Public

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
~~MY COMMISSION EXPIRES: JULY 25, 2006~~



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**EXHIBIT A**

Lot 93, according to the Survey of Cameron Woods, Second Addition, as recorded in Map Book 30, page 20, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.