

WARRANTY DEED

STATE OF ALABAMA) **SEND TAX NOTICE TO:** **THIS INSTRUMENT PREPARED**
) William Smith **BY:** W. Eric Pitts, 2700 Rogers Drive,
COUNTY OF SHELBY) 207 Weatherly Club Drive Suite 208; Birmingham, AL 35209;
 Alabaster, AL 35007 (205) 871-9566. No title opinion
 requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Jeffery A. Bradley, a married individual, and Kim M. Bradley, his/her spouse, (hereinafter "GRANTORS"), for and in consideration of the sum of **\$270,000.00**, to them in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTORS hereby grant, bargain, sell and convey to William Smith (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Lot 1-B, according to a Resurvey of Lots 1-A and 2-A, Weatherly Club, Sector 14, as recorded in Map Book 21 Page 109 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Tax Parcel I.d. No. 14-9-31-2-001-001.034

\$270,000.00 of the purchase price was paid with two contemporaneous Purchase Money Mortgages; the first in the amount of \$216,000.00 and the second in the amount of \$54,000.00.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTORS DO HEREBY COVENANT, for themselves, their successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTORS are at the time of these presents, lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTORS have a good right to sell and convey the same and (d) that GRANTORS will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTORS HAVE HERETO set their hand and seal on June 10, 2005.

Jeffery A. Bradley by Kim M. Bradley
Jeffery A. Bradley by Kim M. Bradley
as his Attorney in Fact *as his attorney in fact.*

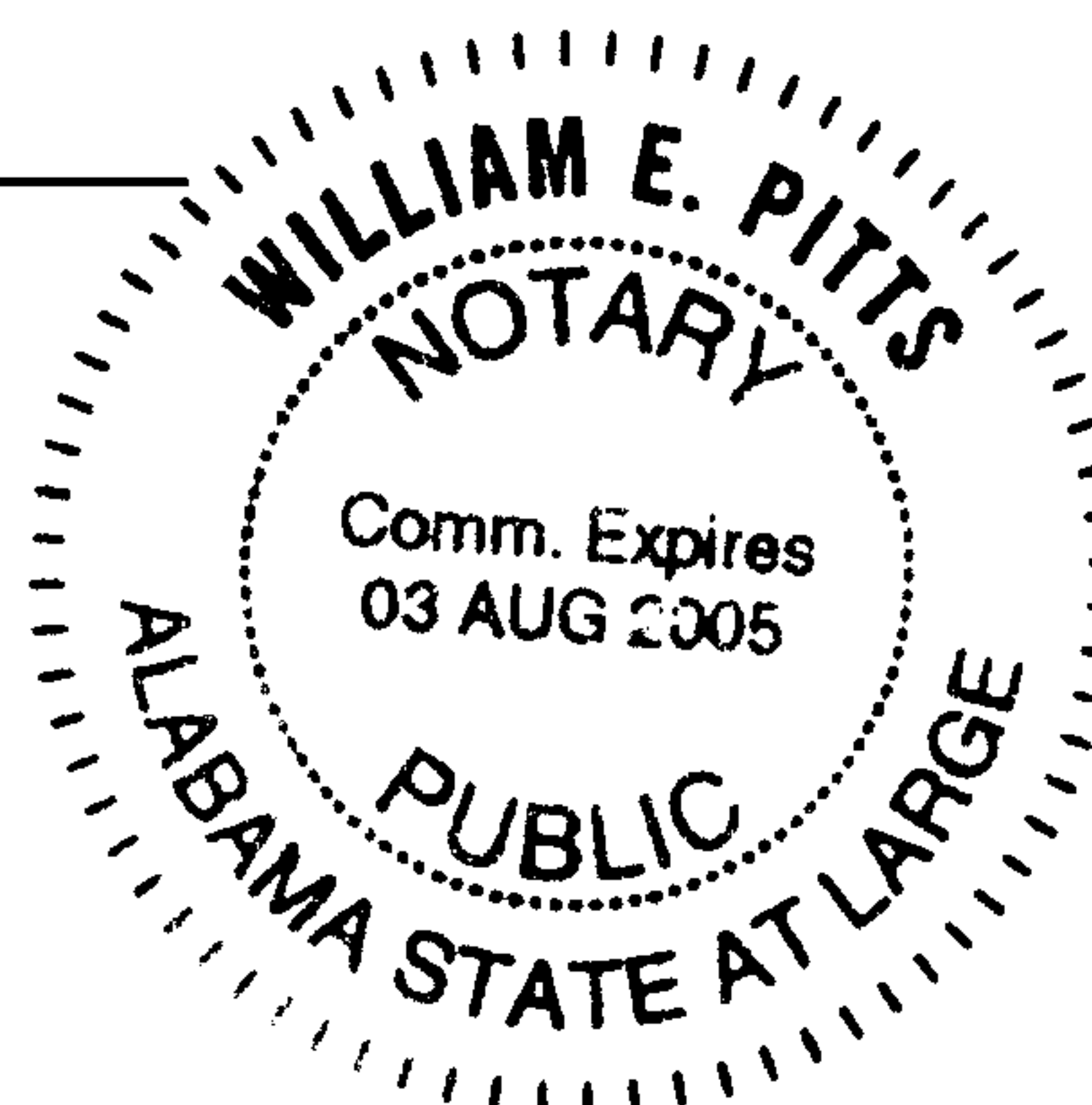
Kim M. Bradley
Kim M. Bradley


**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **THE UNDERSIGNED AUTHORITY**, a Notary Public in and for said county, hereby certify that Kim M. Bradley, who signed the foregoing instrument individually and as Attorney in Fact for Jeffery A. Bradley, and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she, individually, and in her capacity as such Attorney in Fact acting with full authority, executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on June 10, 2005.

William E. Pitts
NOTARY PUBLIC




20050628000320180 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
06/28/2005 01:49:09PM FILED/CERT