This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice
Timothy E. Bragg
Virginia A. Bragg
3164 County Road 73
Randolph, AL 36792

20050707000339060 1/1 $71.00
Shelby Cnty Judge of Probate, AL
07/07/2005 09:09:54AM FILED/CERT

Shelby County, AL 07/07/2005
State of Alabama

Deed Tax:$60.00

STATE OF ALABAMA)
) WARRANTY DEED: JOINT TEN.
SHELBY COUNTY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty Thousand & 00/100 Dollars ($130,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Lovelady Properties, L.L.C., an Alabama Limited Liability Company,** hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Timothy E. Bragg and wife, Virginia A. Bragg,** hereinafter called "Grantees" for and during their joint lives 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:

Lots 10 and 11, Block 2, according to W. J. Maxwell's survey in Alabaster, Alabama, as recorded in Map Book 3, Page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all items of record.

Note: This instrument is being executed by a member as required by the Articles of Organization and Operating Agreement of Lovelady Properties, L.L.C. and that the above mentioned documents have not been modified or amended.

Note: Purchase Money First Mortgage Executed by Grantee(s), on Even Date Herewith, in Favor of the Peoples Bank & Trust Company, in the Sum of $70,000.00.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 30th day of June, 2005.

GRANTORS

(L.S.)
Lovelady Properties, L.L.C.
By: Grady Scott Lovelady, as Member and Authorized Agent
of Lovelady Properties, L.L.C., an Alabama Limited Liability Company

STATE OF ALABAMA)
) ACKNOWLEDGMENT
SHELBY COUNTY)

I, Elizabeth S Smitherman, a Notary Public in and for said County, in said State, hereby certify that Grady Scott Lovelady, whose name as Member and Authorized Agent for Lovelady Properties, an Alabama Limited Liability Company, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the Deed, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of June, 2005.

NOTARY PUBLIC
My Commission Expires: 12-11-07