20060419000181500 1/1 $25.00
Shelby Cnty Judge of Probate,AL
04/19/2006 09:01:32AM FILED/CERT

WARRANTY DEED

Shelby County, AL 04/19/2006
State of Alabama

Deed Tax:$10.00

This instrument was prepared by:
B. Christopher Battles
3150 Hwy 52 West
Pelham, AL 35124

Send tax notice to:
Billy Joe Bedford Sr.
629 Meriweather Dr.
Calera, AL 35040

THE STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten Thousand 00/100 ($10,000)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, I/We, Billy Joe Bedford Sr. widow, Billy Joe Bedford Jr. unmarried, Susan Eileen Sciandra unmarried, Sharon Kay Graham married, Christopher Thomas Bedford married and Michelle C. Bedford his wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Billy Joe Bedford Sr. (herein referred to as grantee, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 99, according to the Survey of Meriweather, Sector 4, as recorded in map book 29, page 93, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This Property does not constitute the homestead of the grantors nor their spouses, as defined in Section 6-10-3, code of Alabama (1975), except Christopher Thomas Bedford and Michelle C. Bedford.

This instrument was prepared without benefit of title.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 17 day of April, 2006.

Billy Joe Bedford, Sr
Billy Joe Bedford Sr.

Billy Joe Bedford Jr
Billy Joe Bedford Jr.

Susan Eileen Sciandra
Susan Eileen Sciandra

Sharon Kay Graham
Sharon Kay Graham

Christopher Thomas Bedford
Christopher Thomas Bedford

Michelle C. Bedford
Michelle C. Bedford

STATE OF Alabama
COUNTY OF Shelby

I, B. Christopher Battles a Notary Public in and for said County, in said State, hereby certify that Billy Joe Bedford Sr., Billy Joe Bedford Jr., Susan Eileen Sciandra, Sharon Kay Graham, Christopher Thomas Bedford and Michelle C. Bedford 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 this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17 day of April, 2006.

Notary Public
My Commission Expires:

B. CHRISTOPHER BATTLES
Notary Public - Alabama, State At Large
My Commission Expires 2 / 25 / 2009