

This instrument was prepared by: Wallace, Ellis, Fowler & Head P O Box 587 Columbiana, AL 35051

Send Tax Notice to: Donna Bradford

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand and no/00 DOLLARS (\$120,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, The Aris Merijanian IrrevocableTrust, dated September 11, 2000, (herein referred to as grantor, whether one or more) grant, bargain, sell and convey unto, David Bradford and Donna Bradford, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record

\$96,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$18,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2006.

THE ARIS MERIJANIAN IRREVOCABLE TRUST

Greg V Merijanian by John L. Merijanian, Attorney in Fact under Power of Attorney

Recorded as Instrument #200606060600267210 In Probate Office of Shelby County, Alabama.

IV WIND

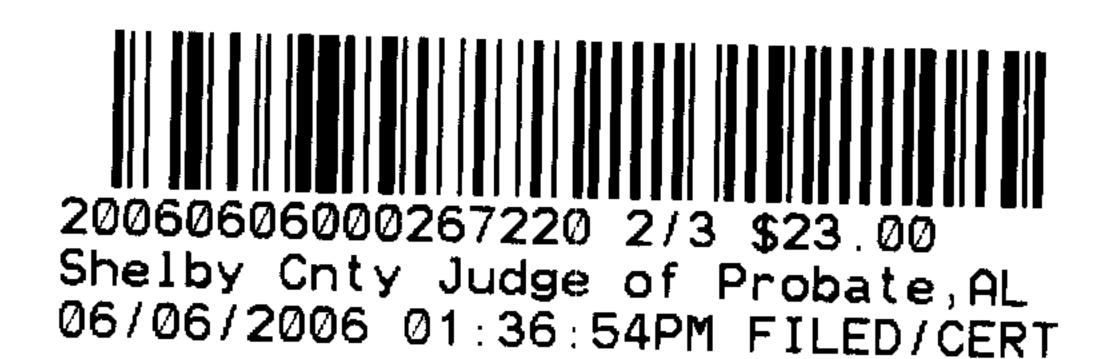
Lori M. Gearhart by Randy A. Merijanian, Attorney in Fact under Power of Attorney

Recorded as Instrument #20060606 000 267200 In Probate Office of Shelby County, Alabama.

John L. Merijanian

Randy A. Merijanian

Shelby County, AL 06/06/2006 State of Alabama Deed Tax:\$6.00



STATE OF ALABAMA SHELBY COUNTY

My Commission Expires:

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John L. Merijanian, individually and as Attorney in Fact for Grigor V. Merijanian, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date individually and in his capacity as Attorney in Fact.

Given under my hand and official seal this St day of June, 2006.

My Commission Expires: 9 12 67

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randy A. Merijanian, individually and as Attorney in Fact for Lori M. Gearhart, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date individually and in his capacity as Attorney in Fact.

Given under my hand and official seal this St day of March, 2006.

Notary Public

20060606000267220 3/3 \$23.00 Shelby Cnty Judge of Probate, AL 06/06/2006 01:36:54PM FILED/CERT

EXHIBIT "A' LEGAL DESCRIPTION

That certain lot in the Town of Montevallo, known and described as Lot Numbered Three (3) in Block "I" in Lyman's Addition to the town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition, which said map is recorded in the Office of the Judge of Probate of said Shelby County, said lot fronting, one hundred (100) feet on Highland Street and running back, of the uniform width of one hundred (100) feet to a depth of one hundred fifty (150) feet, situated in Montevallo, in Shelby County, Alabama; together with all improvements situated thereon.

Said property may also be described as:

Lot 3, Block "I" according to Lyman's Addition to the town of Montevallo, Alabama, as shown by survey and map recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, said lot fronting 100 feet on Highland Street and running back of uniform width of 100 feet to a depth of 150 feet, situated in the town of Montevallo, Alabama.