20060831000429530 1/1 $13.00
Shelby Cnty Judge of Probate,AL
08/31/2006 09:47:33AM FILED/CERT

**This instrument was prepared by:**
**Townes, Woods & Roberts, P.C.**
**717 Kerr Drive / Post Office Box 96**
**Gardendale, Alabama 35071**
**(205) 631-4019**

**Send Tax Notice to:**
**Billy J. Bradbury, Jr.**
9064 Brookline Ln.
Helena, AL 35080

# WARRANTY DEED
## (Joint Tenants with Right of Survivorship)

**STATE OF ALABAMA)**
**JEFFERSON COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One Hundred Seventeen Thousand Nine Hundred Dollars & NO/100----($117,900.00)-----Dollars** to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
**Kimberley G. Edge, an unmarried woman, by and through her Attorney in Fact, James M. Edge**
(herein referred to as grantors, do grant, bargain, sell and convey unto
**Billy J. Bradbury, Jr. and Ellen Nichole Price**
(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated **Shelby** County, Alabama, to wit:

**Lot 112, according to the Survey of Wyndham Cottages, Phase II, as recorded in Map Book 27, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to easements and restrictions of record and subject to current taxes a lien but not yet payable.**

**$116,078.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**TO HAVE AND TO HOLD** to 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 said GRANTEES, their heirs and assigns, that I an (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 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, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** I have hereunto set my hands and seals this **23rd** day of **August 2006**.

Kimberley G. Edge, by and through her

**Kimberley G. Edge, by and through her Attorney in Fact, James M. Edge**
Attorney in Fact, James M. Edge

Shelby County, AL 08/31/2006
State of Alabama

Deed Tax:$2.00

**General Acknowledgment**

**STATE OF ALABAMA)**
**JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kimberley G. Edge, an unmarried woman, by and through her Attorney in Fact, James M. Edge** 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 the conveyance he in his capacity and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **23rd** day of **August, 2006**.

**Notary Public**

**My Commission Expires:** 10/29/07