

NTC0700207

Send tax notice to:

Jerry & Regan Bradford

291 Forest Lakes

Sterrett, AL 35147

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

STATE OF ALABAMA

COUNTY Shelby

Shelby County, AL 05/04/2007
State of Alabama

Deed Tax: \$15.50

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Two Thousand Nine Hundred and 00/100 Dollars (\$152,900.00) in hand paid to the undersigned **Dan A. Penny and Jane Penny, husband and wife** (hereinafter referred to as Grantors") by **Jerry D. Bradford Jr. and Regan Bradford** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 683, according to the survey of Forest Lakes, 12 Sector, as recorded in Map Book 34 at Page 3, recorded in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.

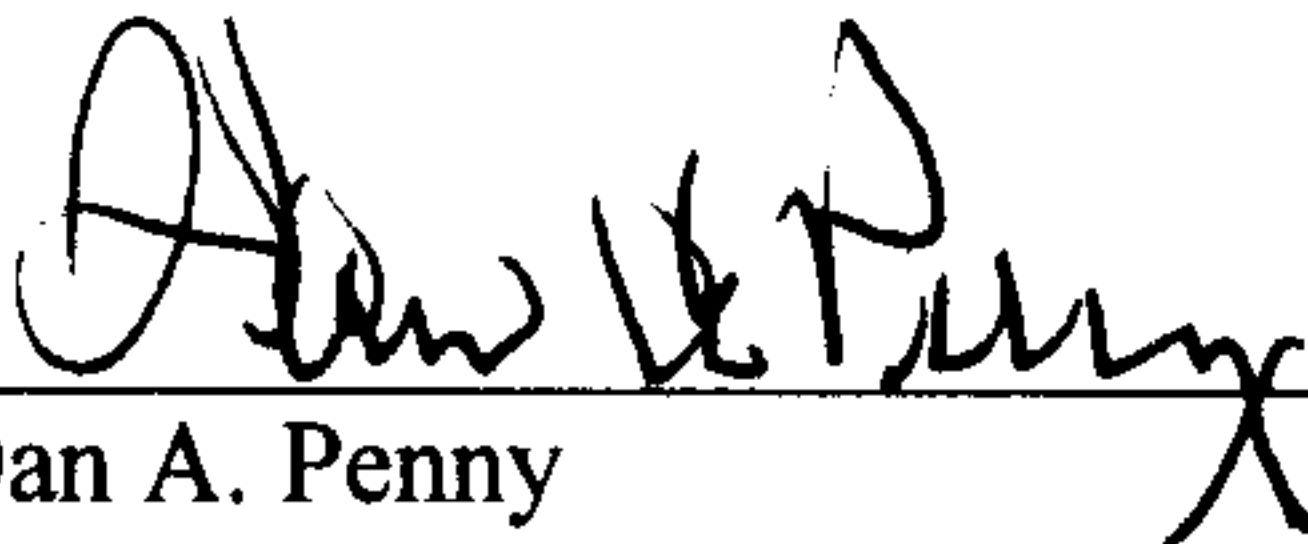
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

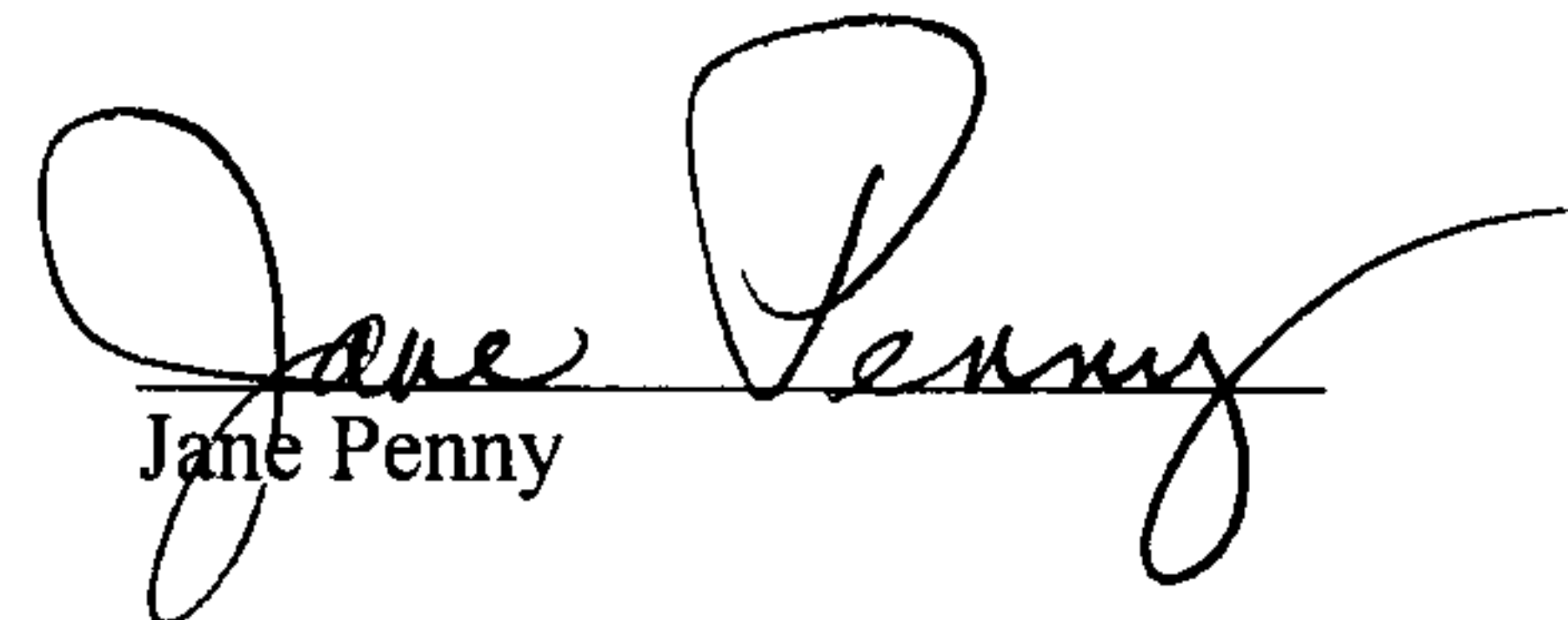
\$137,610.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Dan A. Penny and Jane Penny, husband and wife
hereunto set their signature(s) and seal(s) on April 18, 2007.


Dan A. Penny


Jane Penny

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan A. Penny, husband and wife and Jane Penny, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of April, 2007.

(NOTARIAL SEAL)


Notary Public
Print Name: Christa M. Crow
Commission Expires: 12-16-09