

20071226000576060 1/2 \$26.50
Shelby Cnty Judge of Probate, AL
12/26/2007 09:35:39AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Fifty Thousand Dollars and no/100
\$(250,000.00) in hand paid to the undersigned **SIRVA RELOCATION CREDIT, LLC**, A DELAWARE
LIMITED LIABILITY COMPANY, (herein referred to as **GRANTORS**) in hand paid by

Jonathan Craig Bradberry and Tracy L. Thomas

, herein referred to as **GRANTEES**, herein 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 5, according to the Survey of Mountain Oaks, as recorded in Map Book 10, Page 74, in the Probate
Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE 2008 AND THEREAFTER.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH
ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES, IMMUNITIES AND RELEASE OF
DAMAGES RELATING THERETO NOT OWNED BY GRANTORS.
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$ 237,500.00 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 assign, covenant with the said GRANTEES, their
executors, administrators and assigns, that they are 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 and assigns forever warrant and defend against the
lawful claims of all persons.

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.

IN WITNESS WHEREOF, the said Grantor, by its Dianne Hudson Closing Specialist, who is authorized to executed this conveyance, has hereunto set its signature and seal this 17th day of December, 20 07.

SIRVA RELOCATION CREDIT, LLC

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By: Dianne Hudson
Its: Closing Specialist

STATE OF OHIO
COUNTY OF Cuyahoga

I, the undersigned authority, A Notary Public in and for said County, in the State, hereby certify that Dianne Hudson, whose name as Closing Specialist of SIRVA RELOCATION CREDIT, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, he/she 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 this 17th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 9/14/2011

NOTARY PUBLIC
State of Ohio
Cuyahoga County
PRISCILLA L. BAILEY
Expiration Sept 14 2011

GRANTEE'S ADDRESS:

Jonathan Bradberry
115 Mountain Oaks Drive
Sterrett, AL 35147

Shelby County, AL 12/26/2007
State of Alabama

Deed Tax: \$12.50

THIS INSTRUMENT PREPARED BY:
STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD
HOUSTON, TX 77056