

20080131000040730 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/31/2008 01:09:06PM FILED/CERT

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of SHELBY
Presents:

Send Tax Notice To:
TIMOTHY F. BRADFORD JR. and ANGELA BRADFORD
146 HACKBERRY CIRCLE
CHELSEA, ALABAMA 35043

Inst # 2000-23823

That in consideration of
TWO HUNDRED THIRTY THREE THOUSAND DOLLARS AND OTHER CONSIDERATIONS (\$233,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
we, SINGLETON ENTERPRISES LLC

(herein referred to as grantors) do grant, bargain, sell and convey unto
TIMOTHY F. BRADFORD JR. AND ANGELA BRADFORD
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate
situated in SHELBY County, Alabama to-wit:
SEE EXHIBIT "A "

Subject to Easements, Restrictions and rights of way of record.

\$221,350.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed
simultaneously herewith.

To Have And To Hold unto the said Grantees TIMOTHY F. BRADFORD JR. 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 2nd day of June,
2000.

WITNESS:

_____(Seal) _____(Seal)
SINGLETON ENTERPRISES LLC
_____(Seal) _____(Seal)
Inst # 2000-23823

07/17/2000-23823
09:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 23.00

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SINGLETON ENTERPRISES LLC 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 THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June A.D., 2000.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
51749
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Apr. 1, 2002.
PREPARED BY: JERRY PARKER, 3241 OAK HILL DRIVE, HOOVER, ALABAMA 35216

I certify this to be a true and correct copy
01/24/08
Patricia Yanga Atkinson
Probate Judge
Shelby County

CAT



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LOT 503, YELLOWLEAF RIDGE ESTATES, 5TH SECTOR, AS RECORDED IN MAP BOOK
25, ON PAGE 132, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY,
ALABAMA.