WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA SHELBY County of

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

That in consideration of

Presents:

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 2000.	OUR hand(s) and seal(s), this and lay of June,
WITNESS:	
(Seai)	SHYGKETON ENTERPRISES LC
(Seal)	Institute 38et M/P/ (Seal)
	07/17/2000-23823 09:36 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE
STATE OF ALABAMA	005 Cli 53.00
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) <u>is/are</u> signed to the foregoing
conveyance, and who <u>is/are</u> known to me, acknow	ledged before me on this day, that, being informed of the contents
of the conveyance <u>THEY</u> executed the same vo	
Given under my hand and official seal this <u>2nd</u> day of <u>June</u> A.D., 20 00.	

true ω be

NOTARY PUBLIC

MY COMMISSION EXPIRES:

51749

NOTARY PUBLIC STATE OF ALABAMA AT LARGE. MY COMMISSION EXPIRES: Apr. 1, 2002.

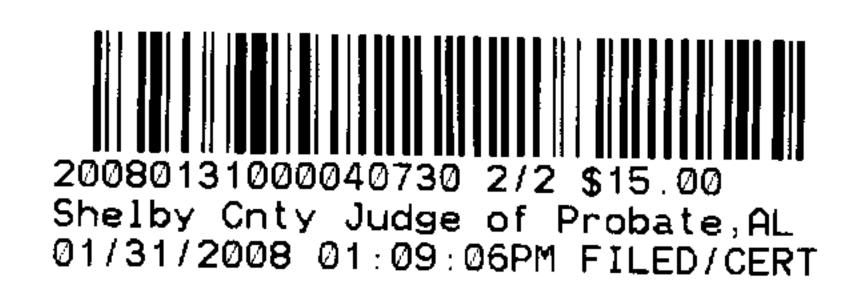


EXHIBIT "A"

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.