


This instrument prepared by:  
John H. Henson  
4647-E Highway 280  
Riverhills Shopping Center  
Birmingham, AL 35242

SEND TAX NOTICE TO:  
Michael Haffner  
Gloria Haffner  
101 Stonebriar Drive  
Calera, AL 35040

  
20100309000069150 1/1 \$12.00  
Shelby Cnty Judge of Probate, AL  
03/09/2010 02:41:30 PM FILED/CERT

## STATUTORY WARRANTY DEED

STATE OF ALABAMA       )  
                                      )  
Shelby COUNTY            )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Ten Thousand dollars and Zero cents \$110,000.00** ) in hand paid by **Michael Haffner and Gloria Haffner** (hereinafter referred to as "GRANTEES") to **Brady Residential Construction** (hereinafter referred to as "GRANTOR") the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto the said **Michael Haffner and Gloria Haffner, as joint tenants with rights of survivorship**, the following described real estate in **Shelby County, Alabama**, to wit:

**Lot 133A, according to a Resurvey of Stonebriar, Phase 1, as recorded in Map Book 38, Page 61, in the Probate Office of Jefferson County, Alabama.**

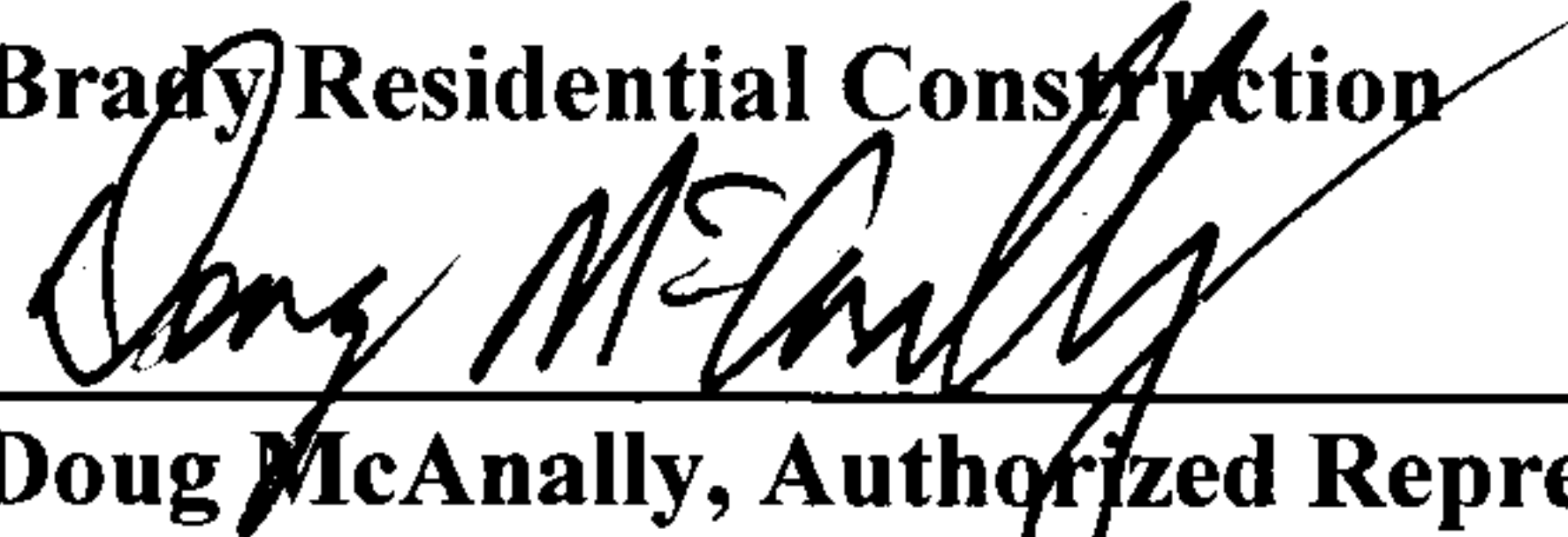
Subject to all recorded and unrecorded easements, covenants, restrictions, rights of way, overlaps and encroachments, if any, affecting the property, ad valorem taxes for the year which are a lien but which are not yet due and payable, and ad valorem taxes for future years.

\$112,244.00 of the consideration recited herein is from the proceeds of a purchase money mortgage.

**TO HAVE AND TO HOLD**, to the said **GRANTEES** as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

**GRANTOR** makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the **GRANTOR** has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the **GRANTOR**.

**IN WITNESS WHEREOF**, the **GRANTOR** has caused this instrument to be executed by its duly authorized representative this **26th day of February, 2010**.

Brady Residential Construction  
  
\_\_\_\_\_  
Doug McAnally, Authorized Representative

STATE OF ALABAMA       §  
                                      §  
JEFFERSON COUNTY       §

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Doug McAnally**, whose name is signed to the foregoing conveyance as the **Authorized Representative** of **Brady Residential Construction**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of February, 2010**.

  
\_\_\_\_\_  
Notary Public  
Commission expires: