

Send tax notice to:

JOHN L. BRADLEY
2025 HIGHLAND DRIVE
HOOVER, AL, 35244

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2010235

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00) in hand paid to the undersigned, MICHAEL A. REED and DONNA S. STONE- REED, husband and wife (hereinafter referred to as "Grantors") by JOHN L. BRADLEY and JANICE K. BRADLEY (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 40, ACCORDING TO THE AMENDED MAP OF THE HIGHLANDS 1ST SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. 35-FOOT BUILDING LINE AS SHOWN ON RECORDED 10-FOOT EASEMENT ON REAR SIDE OF LOT AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS AS SHOWN BY RECORDED MAP.
4. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INST. NO. 1993-28823.

\$232,368.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/21/2010
State of Alabama
Deed Tax : \$38.00


20100721000231860 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
07/21/2010 09:47:52 AM FILED/CERT

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 28th day of June, 2010.

*Michael A Reed as his
att. for Tina RL*

MICHAEL A. REED BY HIS ATTORNEY
IN FACT TINA BAUM

*Donna S Stone Reed as her
att. for Tina RL*

DONNA S. STONE- REED BY HER
ATTORNEY IN FACT TINA BAUM

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TINA BAUM, whose name as Agent and Attorney in fact for MICHAEL A. REED and DONNA S. STONE- REED 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 said instrument, she executed the same voluntarily in her capacity as Attorney in fact for MICHAEL A. REED and DONNA S. STONE- REED on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2010.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.

Commission Expires:

4-13-12



20100721000231860 2/2 \$53.00
Shelby Cnty Judge of Probate, AL
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