

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **NINETEEN THOUSAND TWO HUNDRED FIFTY SIX (\$19,250.00)** and other valuable considerations to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, **OLLIE H. BRADFORD, AN UNMARRIED MAN** (herein referred to as said GRANTORS do by these presents GRANT, BARGAIN, SELL and CONVEY unto, **OLLIE H. BRADFORD AND ASHLEY MARIE BRADFORD**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

Commencing at the Northwest corner of the Northwest Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 1 East; thence South 1 degree 32 minutes 50 seconds East, a distance of 64.93 feet the point of beginning; thence continuing South along said line, a distance of 175.07 feet; thence North 89 degrees 50 minutes 41 seconds East a distance of 250.47 feet; thence North 1 degree 42 minutes 24 seconds West, a distance of 174.41 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 250.00 feet to the point of beginning.
According to survey of Larry W. Carver RLS #15454, dated December 23, 1994.
Situated in Shelby County, Alabama

OLLIE H. BRADFORD IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN INSTRUMENT #20031105000734590, MARTHA J. BRADFORD HAVING DIED ON OR ABOUT NOVEMBER 16, 2003.

PREPARER IS ACTING AS SCRIVNER ONLY, NO TITLE SEARCH WAS PERFORMED.

Subject to: Easements, restrictive covenants and rights of ways as shown by the public records.
Ad valorem taxes for the year 2011 and any subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 28th day of March 2011.

✓ OLLIE H. BRADFORD
OLLIE H. BRADFORD

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state hereby certify, OLLIE H. BRADFORD, whose name(s) is/are signed to the forgoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 28th day of March 2011.

My Comm. Exp:

8/27/2014

Kimberly A. Braddy
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2106 DEVEREUX CIRCLE, SUITE 150
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
OLLIE H. & ASHLEY MARIE BRADFORD
234 HUGHES ROAD
COLUMBIANA, ALABAMA 35051