

This instrument prepared by:

Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:

Scott Katkin
424 Heathersage Rd
Maylene, Alabama 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Seventeen Thousand And No/100 Dollars (\$217,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, George C. Bradford and wife, Candace M. Bradford, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Scott Katkin (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 65, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, page 137, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Six Thousand One Hundred Fifty And No/100 Dollars (\$206,150.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on February 29, 2012.

George C Bradford
George C. Bradford
Candace M. Bradford
Candace M. Bradford

20120308000081640 1/1 \$23.00
Shelby Cnty Judge of Probate, AL
03/08/2012 12:42:12 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George C. Bradford and Candace M. Bradford, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same on the day same bears date.

Given under my hand and official seal on the 29th day of February, 2012.

Sandy F. Johnson
Notary Public
Commission Expires:

Shelby County, AL 03/08/2012
State of Alabama
Deed Tax: \$11.00

