



20120315000089980 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/15/2012 10:19:09 AM FILED/CERT

Send Tax Notice To:

Joseph Thomas Bradish

204 Sunrise Court

Alabaster, AL ~~35442~~ 35007

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Attorney For Cartus Financial Corporation

850 Shades Creek Parkway, Suite 210

Birmingham, AL 35209

(205) 871-1440 Cartus File #2168600

GENERAL WARRANTY DEED

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of _____
(\$ 138,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more,
herein, the receipt of which is hereby acknowledged, we, **David S. Landrum And wife Melissa Gayle
Landrum** (herein referred to as Grantors) do grant, bargain, sell and convey unto

Joseph Thomas Bradish

(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more
than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 98, according to the Survey of Stage Coach Trace, Sector 1, as recorded in Map Book
25, Page 24 A, B & C, in the Probate Office of Shelby County, Alabama.**

Deed Effective Date: February 28, 2012

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$140,967.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it
being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees
as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or
terminated during the joint lives of the Grantee(s) 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 we do for ourselves and for our heirs, executors, and administrators covenant with said
Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that
they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and
convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and
defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims
of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 25 day of May, 2011

David S. Landrum
David S. Landrum

Melissa Gayle Landrum
Melissa Gayle Landrum

State of Alabama

County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **David S. Landrum** signed to the foregoing conveyance, 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 and on the day the same bears date.

Given under my hand this 25th day of May, 2011.

Ruth Botwin
Notary Public

My Commission Expires:
3-5-2012

State of Alabama

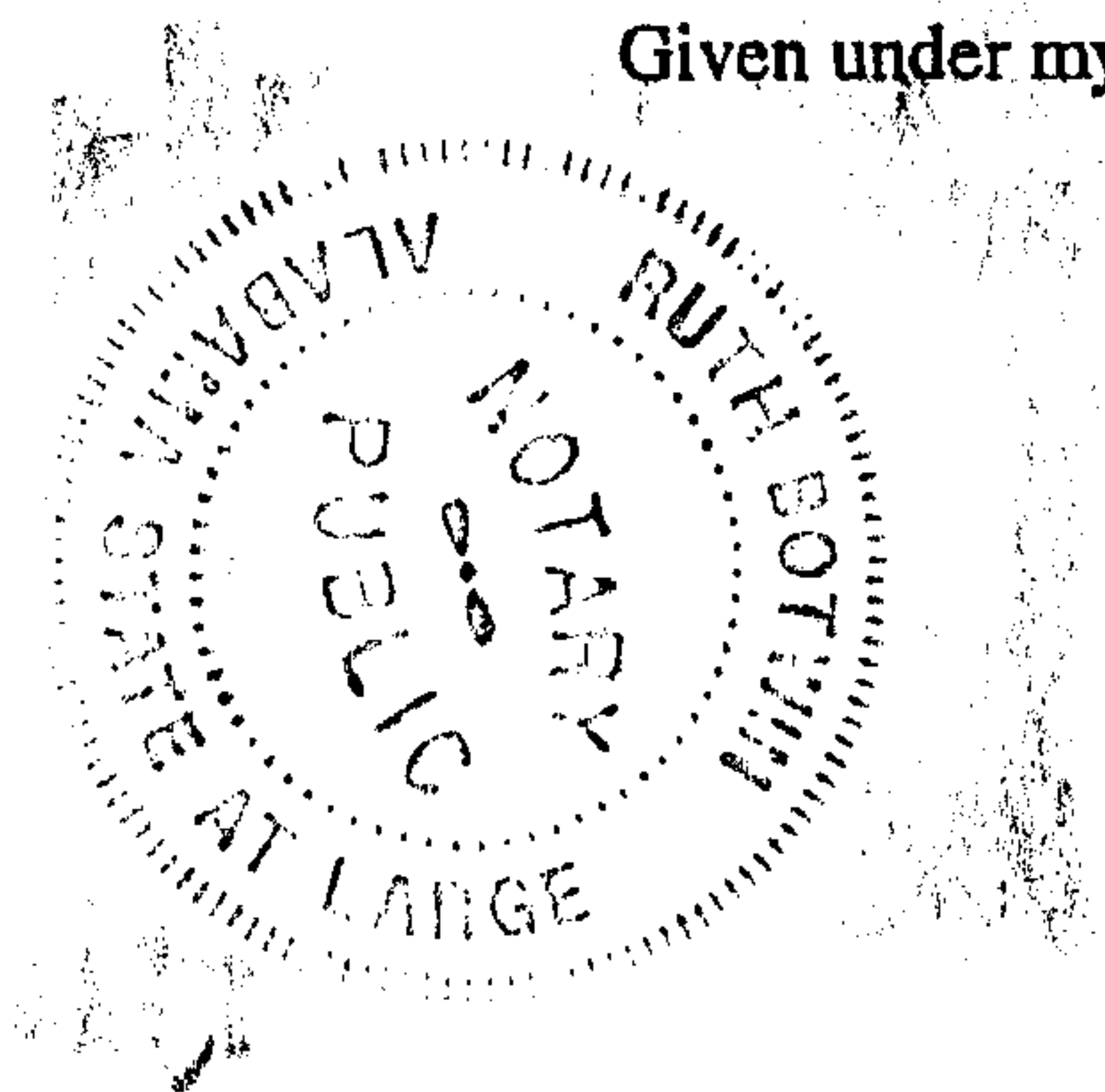
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that whose name is **Melissa Gayle Landrum** signed to the foregoing conveyance, 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 and on the day the same bears date.

Given under my hand this 25th day of May, 2011.

Ruth Botwin
Notary Public

My Commission Expires:
3-5-2012



Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.