

WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Seventy Eight Thousand, Six Hundred, Ninety Nine and no/100's Dollars (\$178,699.00)** and other good and valuable consideration to the undersigned grantor,

Two Mountains, LLC, an Alabama limited liability company


(hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles Bradberry and Gayle Bradberry

(hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

BEGIN at a 1" open pipe at the SW corner of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 00°17'11" W along the west line of the SW 1/4 of the SW 1/4 of said section 1 for a distance of 1302.68 feet to a 1/2" rebar at the point where a disturbed 1" solid rod enters the ground, said point also being the NW corner of said 1/4-1/4 section; thence S 88°42'57" E along the north line of said 1/4-1/4 section a distance of 1055.49 feet to a 2" open pipe located on the westerly right-of-way of Shelby County Hwy. 36, said point also being a point on a curve to the right having a central angle of 5°10'46" and a radius of 2043.47 feet, said curve subtended by a chord bearing S 9°14'00" E and a chord distance of 184.66 feet; thence along the arc of said curve and along said right-of-way a distance of 184.73 feet to a rebar copped EDG on said right-of-way; thence S 83°21'22" W and leaving said right-of-way a distance of 274.83 feet to a rebar copped EDG; thence S 8°42'31" E for a distance of 358.39 feet to a rebar capped EDG on the northwestern line of Lot 3 of Oaklyn Hills Phase 1 as recorded in Map Book 24 Page 50 A & B in the Office of the Judge of Probate in Shelby County, Alabama; thence S 69°21'34" W along the northwestern line of Lots 3 through 5 of Oaklyn Hills Phase 1 a distance of 304.56 feet to a rebar copped RCFA; thence S 20°11'17" W along the western line of lots 5 through 10 and along the right-of-way of Oakbrook Lane a distance of 654.11 feet to a rebar copped RCFA; thence S 55°27'17" W along the northwestern line of Lots 10 through 14 and Lot 16 of Oaklyn Hills Phase 3 as recorded in Map Book 34 Page 52 in the Office of the Judge of Probate in Shelby County, Alabama, a distance of 422.06 feet to a 1/2" rebar; thence N 00°16'56" W and leaving said subdivisions a distance of 249.94 feet to the POINT OF BEGINNING. Said parcel of land contains 21.53 Acres, more or less.

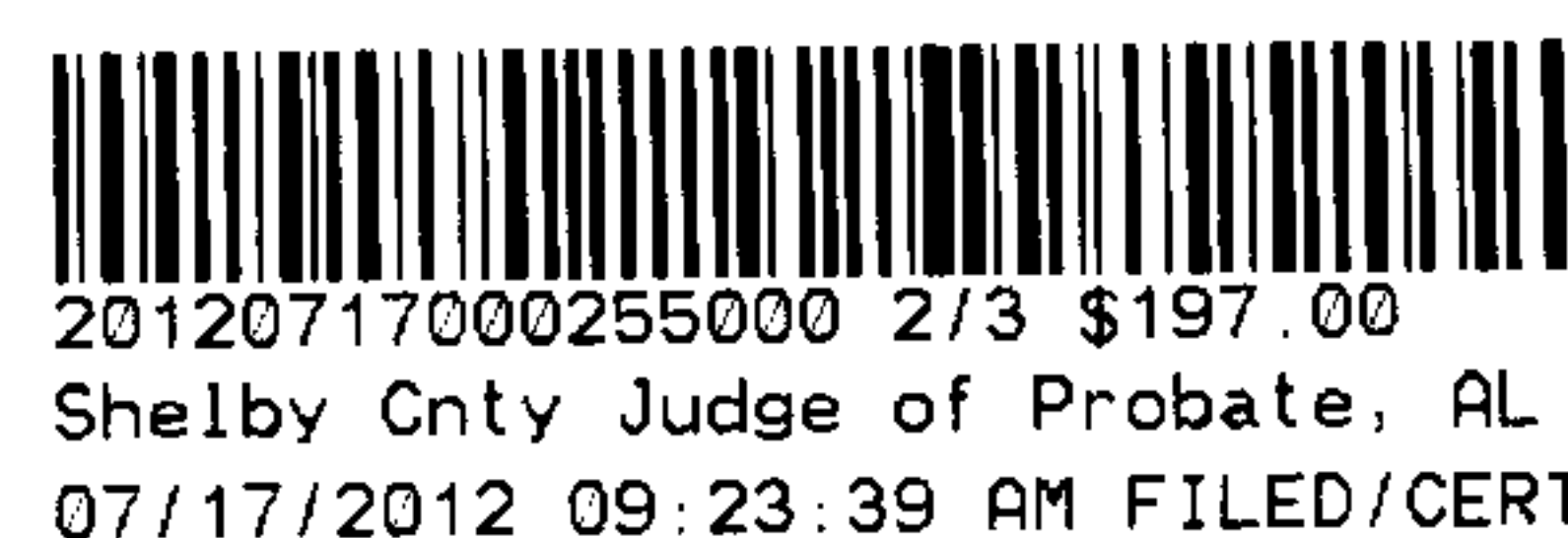
Subject to:


20120717000255000 1/3 \$197.00
Shelby Cnty Judge of Probate, AL
07/17/2012 09:23:39 AM FILED/CERT

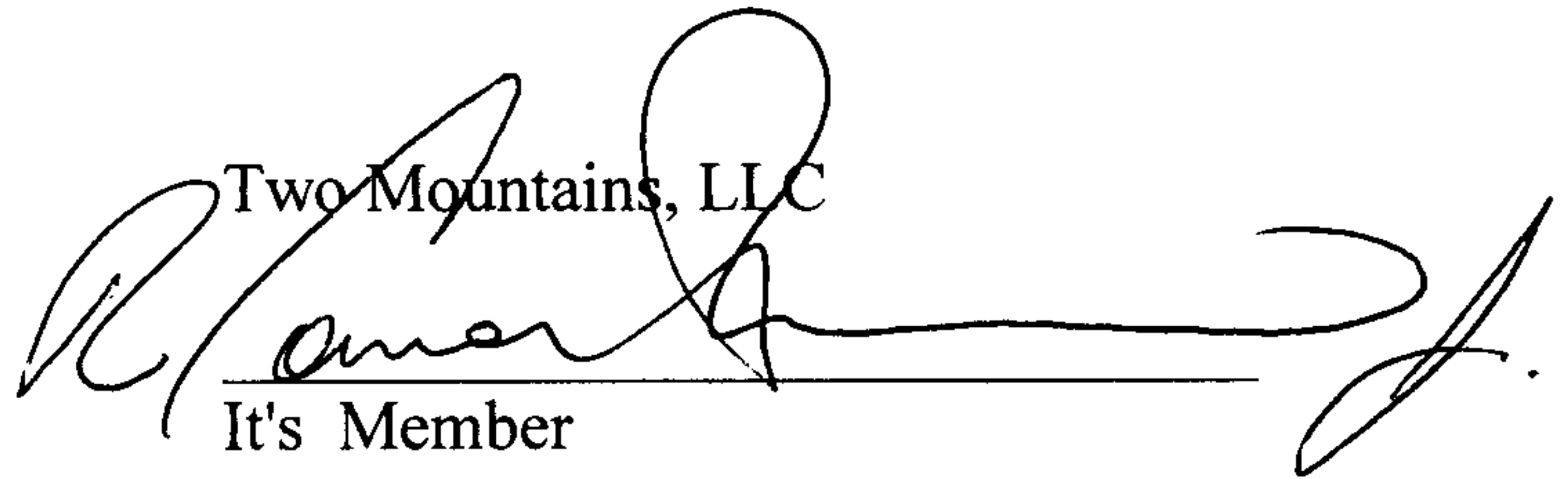
1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the grantee acquires for value of record the estate or interest.
5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
6. Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.
7. Restrictions upon the use of the premises not appearing in the chain of title to the land.
8. Taxes or special assessments which are not shown as existing liens by the public records.
9. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
10. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto.
11. Taxes for 2012 and subsequent years. 2012 ad valorem taxes are a lien but not due and payable until October 1, 2012.
12. Rights of way to Shelby County as recorded in Deed Book 39, Page 469; Deed Book 229, Page 489; and Deed Book 229, Page 492, in Probate Office (as to Section 1, Township 20 South, Range 2 West).
13. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 26, Page 544; Deed Book 37, Page 443; Deed Book 41, Page 540; Deed Book 47, Page 486; and Deed Book 64, Page 319, in Probate Office (as to Section 1, Township 20 South, Range 2 West).

TO HAVE AND TO HOLD, unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 13th day of July, 2012



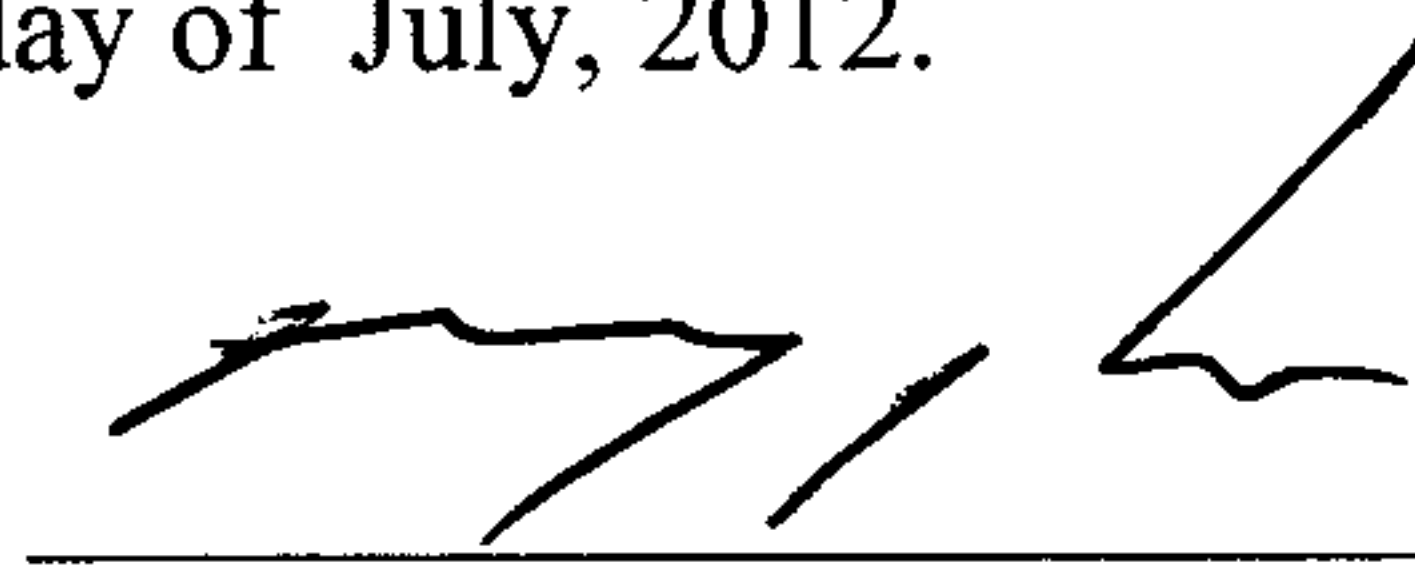
ATTEST:

Two Mountains, LLC

It's Member

STATE OF ALABAMA
SHELBY COUNTY

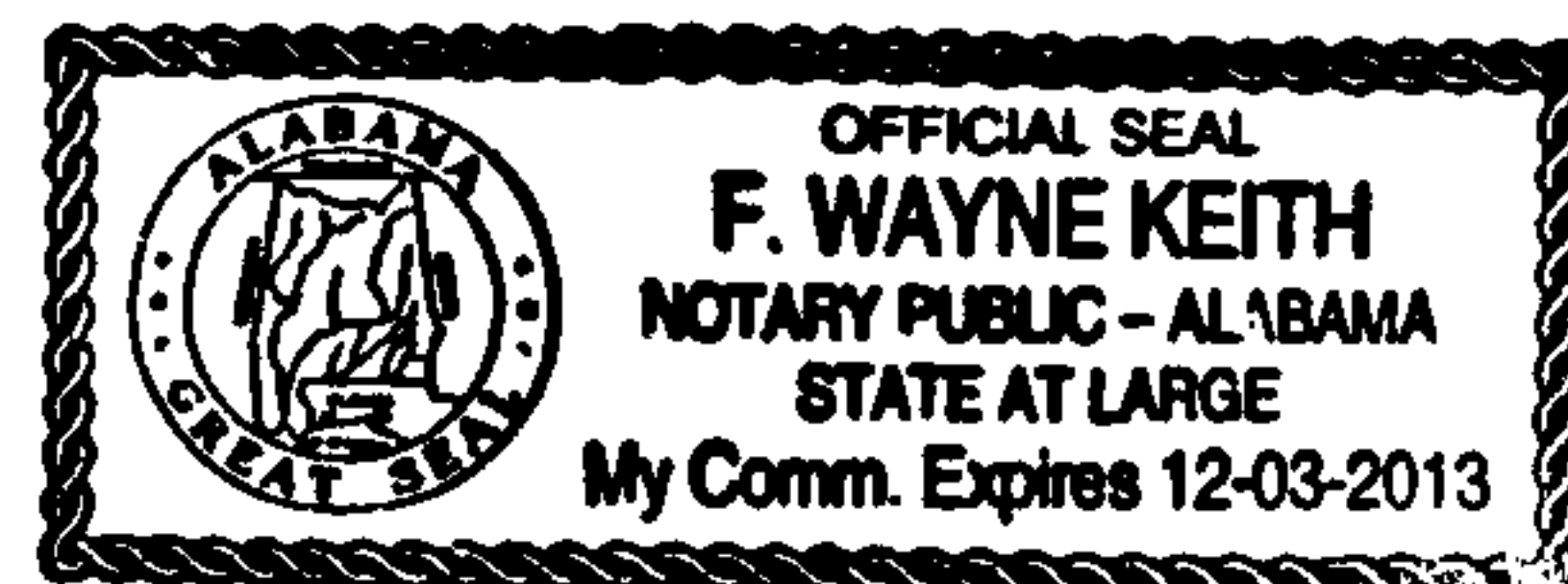
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Two Mountains LLC, a limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 13th day of July, 2012.




Notary Public

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith, Attorney
120 Bishop Circle
Pelham, Alabama 35124



SEND TAX NOTICE TO:
Charles Bradberry
358 Kendrick Road
Chelsea, Alabama 35043


20120717000255000 3/3 \$197.00
Shelby Cnty Judge of Probate, AL
07/17/2012 09:23:39 AM FILED/CERT

Shelby County, AL 07/17/2012
State of Alabama
Deed Tax: \$179.00