

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Erica M. Lloyd  
4487 Cahaba River Blvd.  
Birmingham, AL 35216  
(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby )

That in consideration of Two Hundred Thirty-Eight Thousand and no/100--- (\$238,000.00) Dollars. As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we,

Eugene Young and Aleanna Young, a married Couple,  
(Whose address is 3545 Grandview Pkwy. Unit 335 Birmingham, AL  
(herein referred to as GRANTORS) do grant, bargain, sell and convey, 35243

Erica M. Lloyd and Ryan N. Bradberry  
(Whose address is the Property Address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 114, according to the Survey of Final Plat Bent River Phase IV, as recorded in Map Book 41, Page 64, in the Probate Office of Shelby County, Alabama

Subject to: current taxes, easements, Liens and restrictions of record.

\$ 190,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 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 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, unless otherwise noted above; that I /we have a good right to sell and convey the same as aforesaid; that I /we will and my /our heirs, executors and administrators 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, I/we have hereunto set my/our hand(s) and seal(s), this 28th day of March, 2013.

Eugene Young (Seal)  
Eugene Young

Aleanna Young (Seal)  
Aleanna Young

20130405000141450 1/1 \$60.00  
Shelby Cnty Judge of Probate, AL  
04/05/2013 01:08:22 PM FILED/CERT

STATE OF ALABAMA )

General Acknowledgment

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Eugene Young and Aleanna Young, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, A. D., 2013.

My Commission Expires: 9/22/13

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen