

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

Send Tax Notice To:
Patrick Schmidt
2025 Highland Dr
Hoover, AL 35244

(Also Property Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

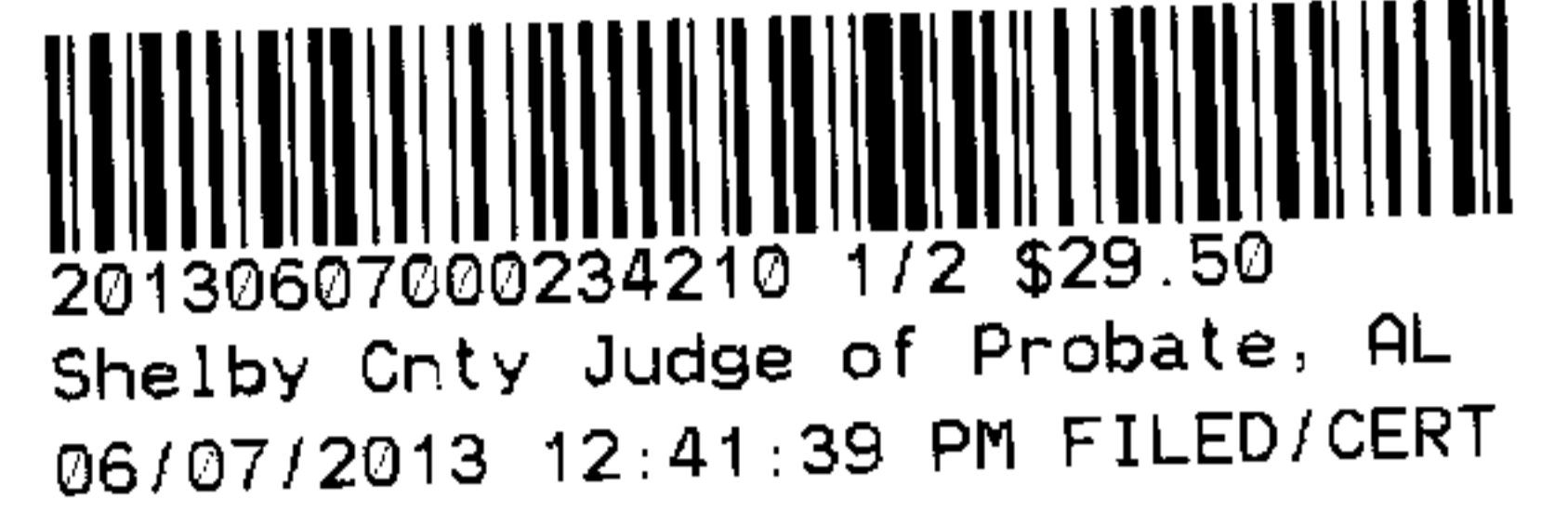
KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby)

That in consideration of Two Hundred Seventy-Three Thousand Five Hundred and no/100----
----- (\$273,500.00) 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, John L. Bradley and Janice K. Bradley, husband and wife
(Whose Address is 2025 Highland Drive, Hoover, AL 35244)

(herein referred to as GRANTORS) do grant, bargain, sell and convey to,
Patrick Schmidt and Dana Schmidt
(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 40, according to the amended Map of the Highlands 1st Sector, as recorded in Map Book 19, Page 132, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$ 259,350.00 of the purchase price recited above was paid from a mortgage loan 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 31st day of May, 2013.

John L. Bradley (Seal)
John L. Bradley

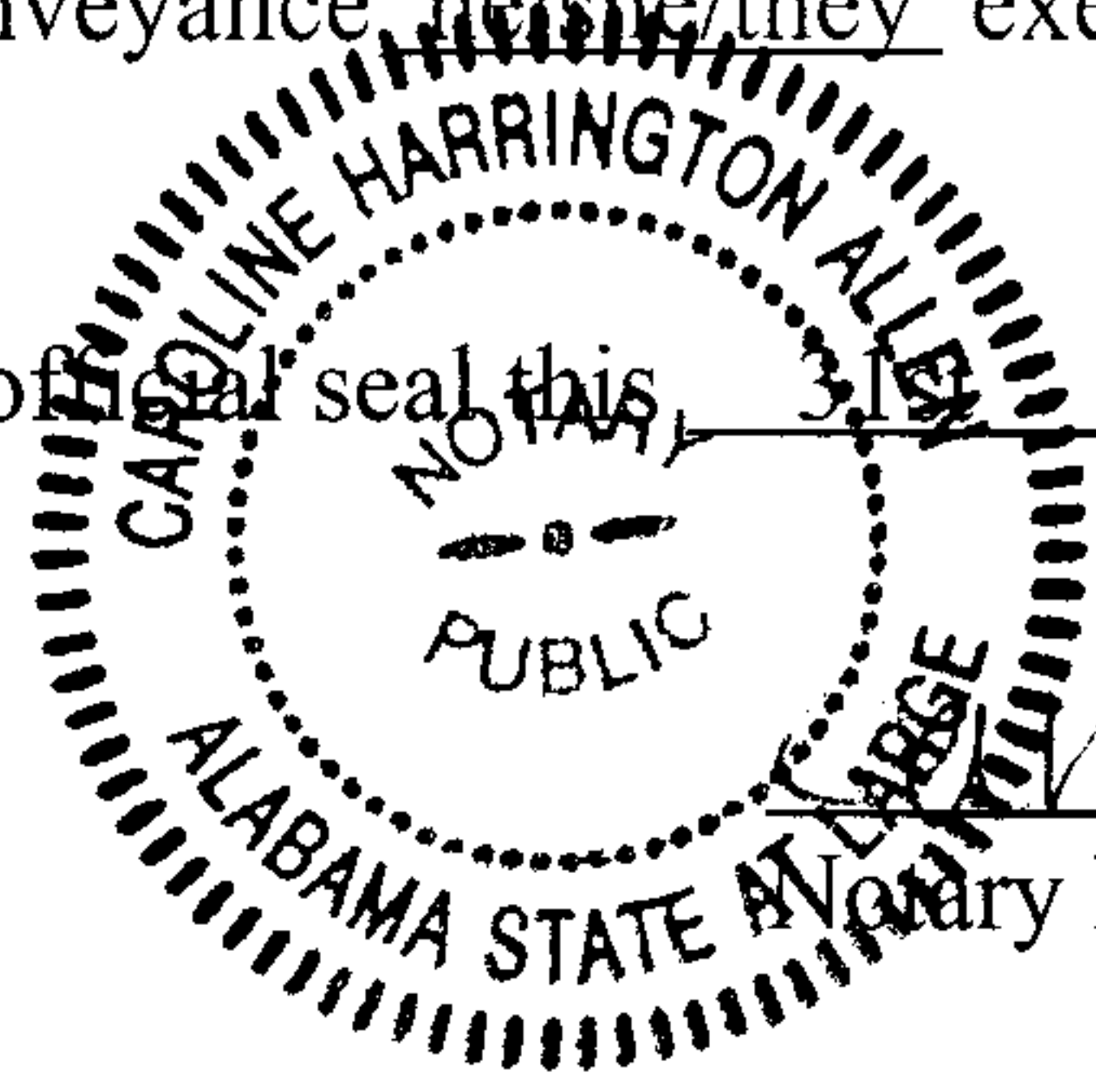
Janice K Bradley
by John L Bradley as attorney in fact (Seal)
Janice K. Bradley,
by John L Bradley, as attorney in Fact

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Shelby County, AL 06/07/2013
State of Alabama
Deed Tax: \$14.50
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify John L. Bradley, 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 31st day of May, A. D., 2013.



Caroline Harrington Allen
Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/13

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Bradley, whose name is Attorney-In-Fact for/of Janice K. Bradley, is 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 conveyance, he/she, in his/her capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of May, A.D., 2013.

Caroline Harrington Allen

Notary Public: Caroline Harrington Allen

My Commission Expires: 9/22/13

