

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr.,  
LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

20151026000371300  
10/26/2015 08:54:34 AM  
DEEDS 1/2

Send Tax Notice To:  
Fred E. Heifner, Jr.  
3820 Lake Aire Ct.  
Nashville, TN 37217

Warranty Deed

STATE OF ALABAMA )  
 )  
SHELBY COUNTY ) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$155,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Zenaida V. Bradley, Trustee under The Bradley Living Trust Dated January 31, 2008, whose mailing address is

785 Dividing Ridge Dr. Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Fred E. Heifner, Jr., whose mailing address is 3820 Lake Aire Ct. Nashville, TN 37217 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 616 Mountain Laurel Court, Birmingham, AL 35244; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions, and easements of record.  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note: \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Zenaida V. Bradley, Trustee under The Bradley Living Trust Dated January 31, 2008 has/have hereunto set his/her/their hand(s) and seal(s) , this 22nd day of October, 2015.

Zenaida V. Bradley, Trustee under The Bradley  
Living Trust Dated January 31, 2008

BY: Zenaida Bradley  
Trustee

State of Alabama  
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Zenaida V. Bradley whose name as Trustee of the Estate of The Bradley Living Trust dated January 31, 2008 is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as Trustee and in his capacity as such Trustee of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 22nd day of October, 2015.

Dana Wright McGowan  
Notary Public  
Commission Expires 3/5/17

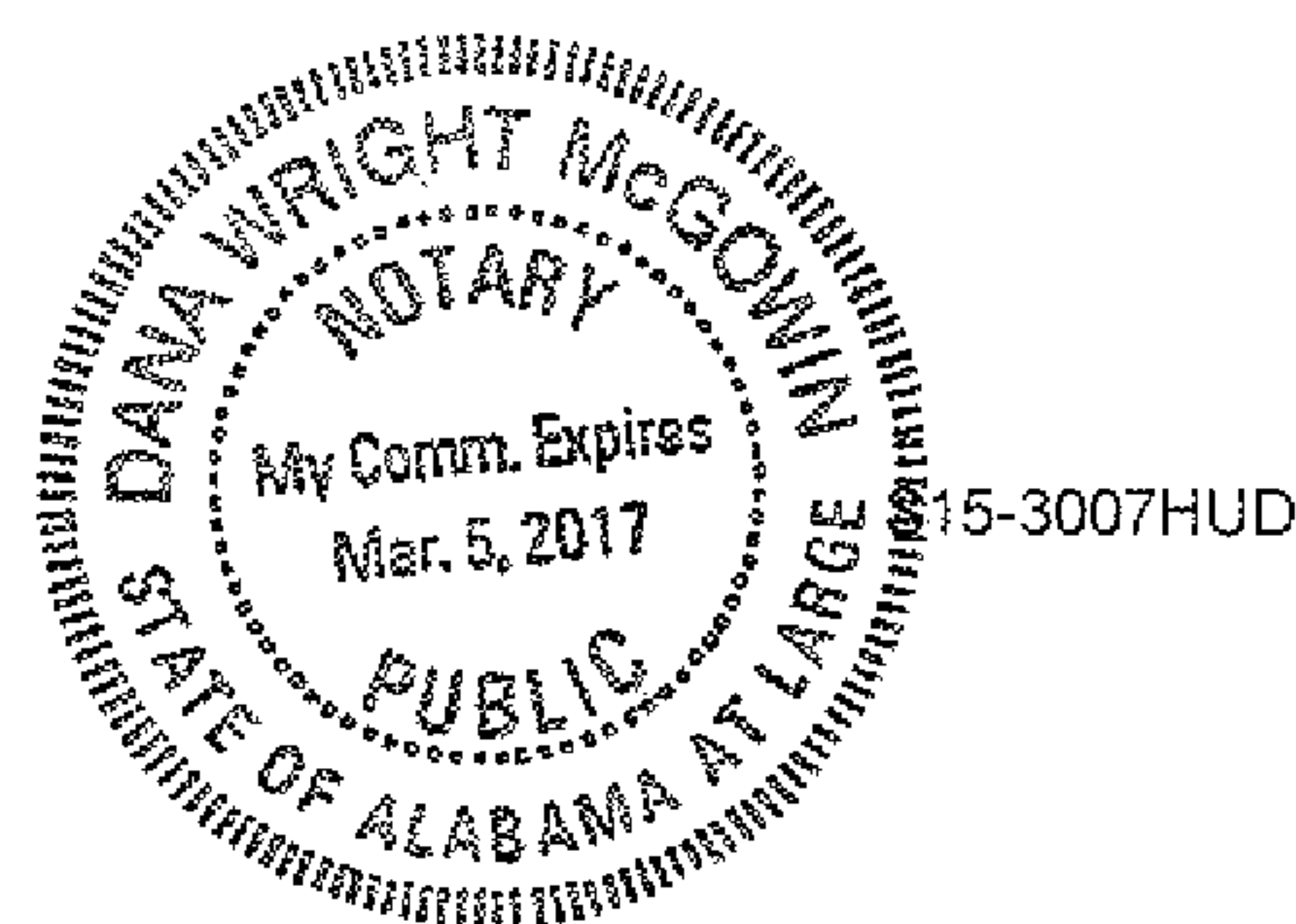


EXHIBIT "A"  
Legal Description

Lot 29, according to the Survey of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 10 and 10A, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/26/2015 08:54:34 AM  
\$172.00 CHERRY  
20151026000371300

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name of the Probate Judge.