

This Instrument was Prepared by:  
 W. HOWARD DONOVAN, III  
 Donovan, McCord & Hoffman, P.C.  
 1608 13th Avenue, South  
 Suite 100  
 Birmingham, AL 35205

Send Tax Notice to:  
 Bert N. Adams  
 5706 Anchorage Ave.  
 Madison, WI 53705

### WARRANTY DEED

STATE OF ALABAMA )  
 SHELBY COUNTY )

THAT IN CONSIDERATION of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, BERT N. ADAMS, individually, a married man, BERT N. ADAMS, in his capacity as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977, and amended by "First Amendment" dated January 26, 1982, and DIANE B. ADAMS, in her capacity as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977, and amended by "First Amendment" dated January 26, 1982 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey all of our right, title and interest, individually and as Trustee, unto BERT N. ADAMS and WILLIAM W. ADAMS, JR. (herein referred to as Grantee), as joint tenants in common, subject to the reservations, covenants and restrictions herein set forth, the following described real estate situated in Shelby County, Alabama:

#### PARCEL I

The North 1/2 of the SE 1/4; The West 1/2 of the NE 1/4; The West 1/2 of the SE 1/4 of the NE 1/4; The NE 1/4 of the NE 1/4, except property sold to the Girl Scouts as shown in Deed Book 295, Page 39; The NE 1/4 of the NW 1/4, and the North 1/2 of the NW 1/4 of the NW 1/4, all in Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

#### PARCEL II

Also, The NW 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 West, Shelby County, Alabama.

#### PARCEL III

The S 1/2 of NW 1/4 of NW 1/4; The S 1/2 of NW 1/4; The N 1/2 of SW 1/4; The North 50 acres of S 1/2 of SE 1/4, all in Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Taxes for the year 1986 which are lien, but not due and payable until October 1, 1986.

2. Right of Way granted to Cahaba Girl Scout Council, Inc. as shown by Deed Book 295, Page 48, which crosses the NW 1/4 of the NW 1/4 of Section 24, Township 19, Range 1 West, Shelby County, Alabama.

3. Mineral and mining rights excepted to SW 1/4 of the NE 1/4; W 1/2 of SE 1/4 of NE 1/4; NE 1/4 of SE 1/4, all in Section 23, Township 19, Range 1 West; and the NW 1/4 of NW 1/4, Section 24, Township 19, Range 1 West, Shelby County, Alabama.

The property is conveyed subject to the following restrictions and reservations:

1. That no subdivision of property shall be made less than one-half acre, and shall have a 35 foot setback minimum front and back yards and 15 feet side yard for any structure.

Cahaba Title

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2. That no mobile home or shed type building shall be used for dwelling purpose for longer than 6 months, except by approval Grantor in writing.

The property herein conveyed does not constitute the homestead of Bert N. Adams.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourself and for our heirs, executors, successors and administrators covenant with the said Grantee, his 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 our heirs, executors, successors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 12 day of May, 1986.

Bert N. Adams  
BERT N. ADAMS, individually

Bert N. Adams  
BERT N. ADAMS, in his capacity as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977 and amended by "First Amendment" dated January 26, 1982

Diane B. Adams  
DIANE B. ADAMS, in her capacity as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977 and amended by "First Amendment" dated January 26, 1982

STATE OF Wisconsin )  
COUNTY OF Dane )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERT N. ADAMS, individually, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of May, 1986.

Belinda K. Lukas  
Notary Public  
My Commission Expires:

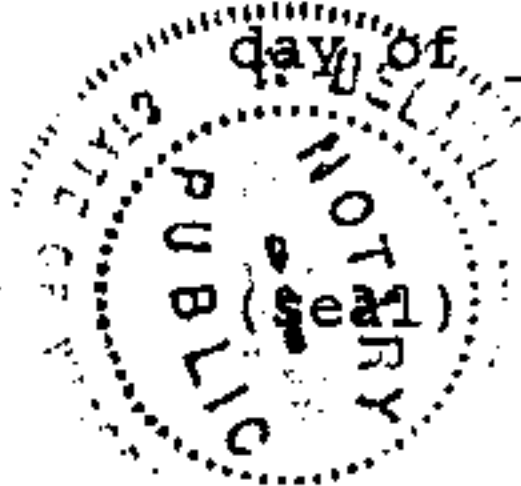
February 26, 1990.



STATE OF Wisconsin )  
COUNTY OF Dane )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERT N. ADAMS, whose name as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977, and amended by "First Amendment" dated January 26, 1982, 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, in his capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of May, 1986.

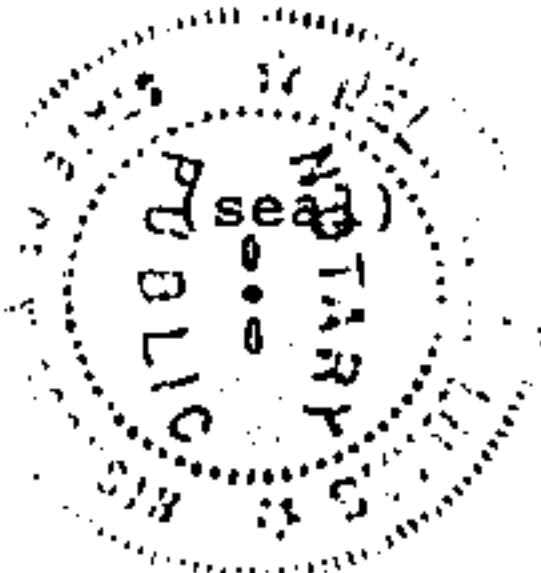


Belinda K. Lukas  
Notary Public  
My Commission Expires: February 26, 1990.

STATE OF Wisconsin )  
COUNTY OF Dane )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DIANE B. ADAMS, whose name as Trustee under Trust Agreements dated January 16, 1980 and August 19, 1977, and amended by "First Amendment" dated January 26, 1982, 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, she, in her capacity as such Trustee, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of May, 1986.



Belinda K. Lukas  
Notary Public  
My Commission Expires: February 26, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 JUN 11 AM 9:29

Thomas A. Lunsford, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 1.50  
2. Mtg. Tax         
3. Recording Fee 7.50  
4. Indexing Fee 1.00  
TOTAL 9.00

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