

93120124

This instrument was prepared by
(Name) Jones & Waldrop
1009 Montgomery Hwy
(Address) Birmingham, AL 35216
93120124
WARRANTY DEED-

Send Tax Notice To: Charles W. Adams
name
4020 Saddle Run Circle
address
Pelham, AL 35124

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Eight Thousand and No/100-----Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Lawrence Edward Townsend and wife, Perpetua N. Townsend

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Charles W. Adams

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 29, according to the Map of Saddle Run Subdivision, as recorded in Map Book 11,
Page 28, in the Probate Office of Shelby County, Alabama.
Subject to: 1994 Taxes and all subsequent years.
All easements, restrictions and right of ways of record.
Perpetua N. Townsend one of the grantor's herein is one and the same as Perpetua N.
Tundag, one of the grantees in Real 383, page 613 in the Probate Office of Shelby
County, Alabama.

inst # 1994-02421

01/24/1994-02421
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 28.50

TO HAVE AND TO HOLD to the 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 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, we have hereunto set our hands(s) and seal(s), this 11
day of January 1994.

.....(Seal)
.....(Seal)
.....(Seal)
Lawrence Edward Townsend (Seal)
Lawrence Edward Townsend
Perpetua N. Townsend (Seal)
Perpetua N. Townsend
.....(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lawrence Edward Townsend and wife, Perpetua N. Townsend
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 11 day of January A. D., 1994
My commission expires: 11-3-97
Susan A. Burdette
Notary Public

STEWART TITLE