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Send Tax Notice to: This instrument was prepared by: (Name) /SHERYL A. PATTERSON (Name) MASSEY & STOTSER, P.C. (Address) 1100 EAST PARK DRIVE, SUITE 301 (Address) 505 ADAMS ROAD BIRMINGHAM, AL. 35235 LEEDS, AL. 35094 WARRANTY DEED STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS. SHELBY COUNTY That in consideration of SIXTEEN-THOUSAND AND NO/100------(\$16.000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or 🕏, PAUL E. ADAMS AND WIFE, BETTY JEAN ADAMS **3-966** (herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto SHERYL A. PATTERSON (herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit: SHELBY PART OF THE NW 1/4 - NW 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED NW 1/4 - NW 1/4 AND IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4 - 1/4 RUN A DISTANCE OF 263.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE FOR 263.93 FEET; THENCE 89 DEGREES 32 MINUTES 22 SECONDS RIGHT FOR 335.25 FEET; THENCE 90 DEGREES 27 MINUTES 38 SECONDS RIGHT FOR 263.93 FEET; THENCE 89 DEGREES 32 MINUTES 22 SECONDS RIGHT FOR 335.25 FEET TO THE POINT OF BEGINNING. (1) Taxes for the year 1996 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants, conditions and mineral and mining rights, if any, of record. (3) Fire Dues, if any, of record. Inst # 1996-21569 07/08/1996-21569 08:36 AM CERTIFIED SHELDY CHIMITY JUNGE OF PROBATE DOL NCD TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons. 3rd IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and scal(s) this _____ JULY 19 96 day of ___ (Scal) (Scal) (Scal) BETTY JEW ADAMS (Seal) (Seal) STATE OF ALABAMA JEFFERSON General Acknowledgment County , a Notary Public in and for said County, in said State, hereby the undersigned authority certify that PAUL E. ADAMS AND WIFE, BETTY JEAN ADAMS _____, 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, ____thev__ executed the same voluntarily on the day the same bears date. Given under my hand and official scal, this 3rd day of ______ this ______ My Commission Expires: