

State of Alabama

SHELBY

County

2439

Know All Men By These Presents,

That in consideration of ONE THOUSAND AND NO/100 - - - - - DOLLARS

to the undersigned grantor MRS A.K. MORGAN, a widow

in hand paid by WILLIAM M. ADAIR and PATRICIA M. ADAIR, husband and wife

the receipt whereof is acknowledged THAT the said MRS A. K. MORGAN

do ES grant, bargain, sell and convey unto the said WILLIAM M. ADAIR and PATRICIA M. ADAIR, husband and wife

as joint tenants, with right of survivorship, the following described real estate; situated in

SHELBY County, Alabama, to-wit:

Begin at the northwest corner of the North/West quarter of the South/East quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the west boundary of said quarter-quarter section 156.55 feet to the point on begining; thence continue in a southerly direction along said west boundary 549.65 feet to intersection with the centerline of Shelby County Highway #39; thence turn 154 degrees and 33 minutes to the left in a north-easterly direction along said centerline 468.74 feet; thence turn 5 degrees and 31 minutes to the right in a north-easterly direction along said centerline 107.00 feet; thence turn 113 degrees and 59 minutes to the left in a westerly direction 254.63 feet; more or less, to the point of begining;

There in excepted herefrom rights-of-way or easements now existing, if any.



19731211000066790 1/3 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD Unto the said

WILLIAM M. ADAIR and PATRICIA M. ADAIR

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal,

this 11th day of December, 1973

WITNESSES:

Mrs A. K. Morgan (Seal.)

(Seal.)

(Seal.)

(Seal.)

State of ALABAMA

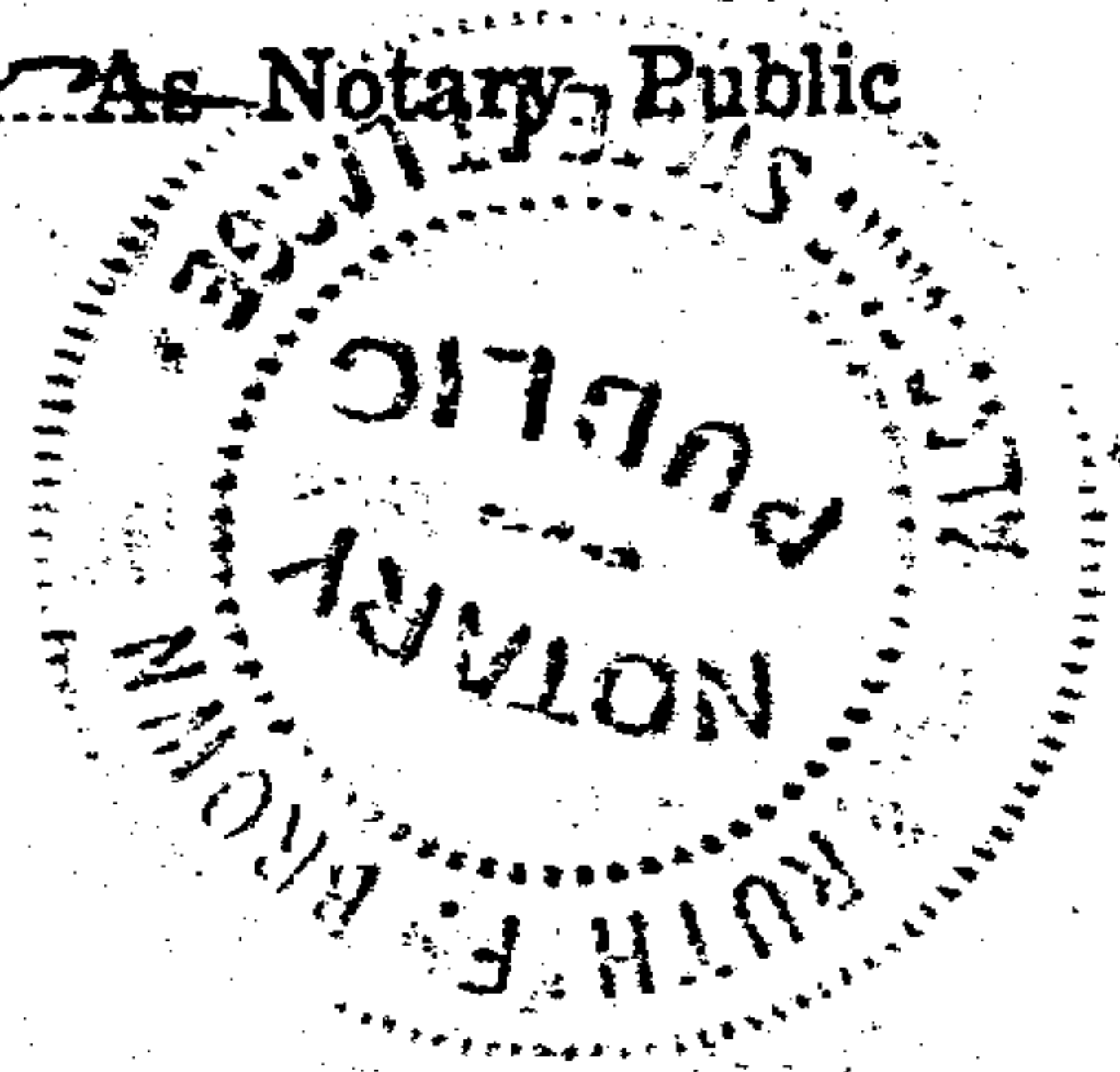
SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mrs. A. K. Morgan, a widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of December 19 73.

Paul F. Brown As Notary Public



19731211000066790 2/3 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1973 12:00:00 AM FILED/CERT

BOOK 284 PAGE 164

RETURN TO: *William M. Underhill*
2051 Little W. Circle
East B. 9 *Blum - 35244*

MRS A. K. MORGAN

TO

MR & MRS WILLIAM M. ADAIR

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

12th
145
2.45 - paid

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the.....

day of.....19.....

at.....o'clock.....M, and was duly re-

corded in Volume..... of Deeds

page....., and examined.

Judge of Probate.

THIS FORM FROM

LAND TITLE COMPANY OF ALABAMA

BIRMINGHAM, ALABAMA

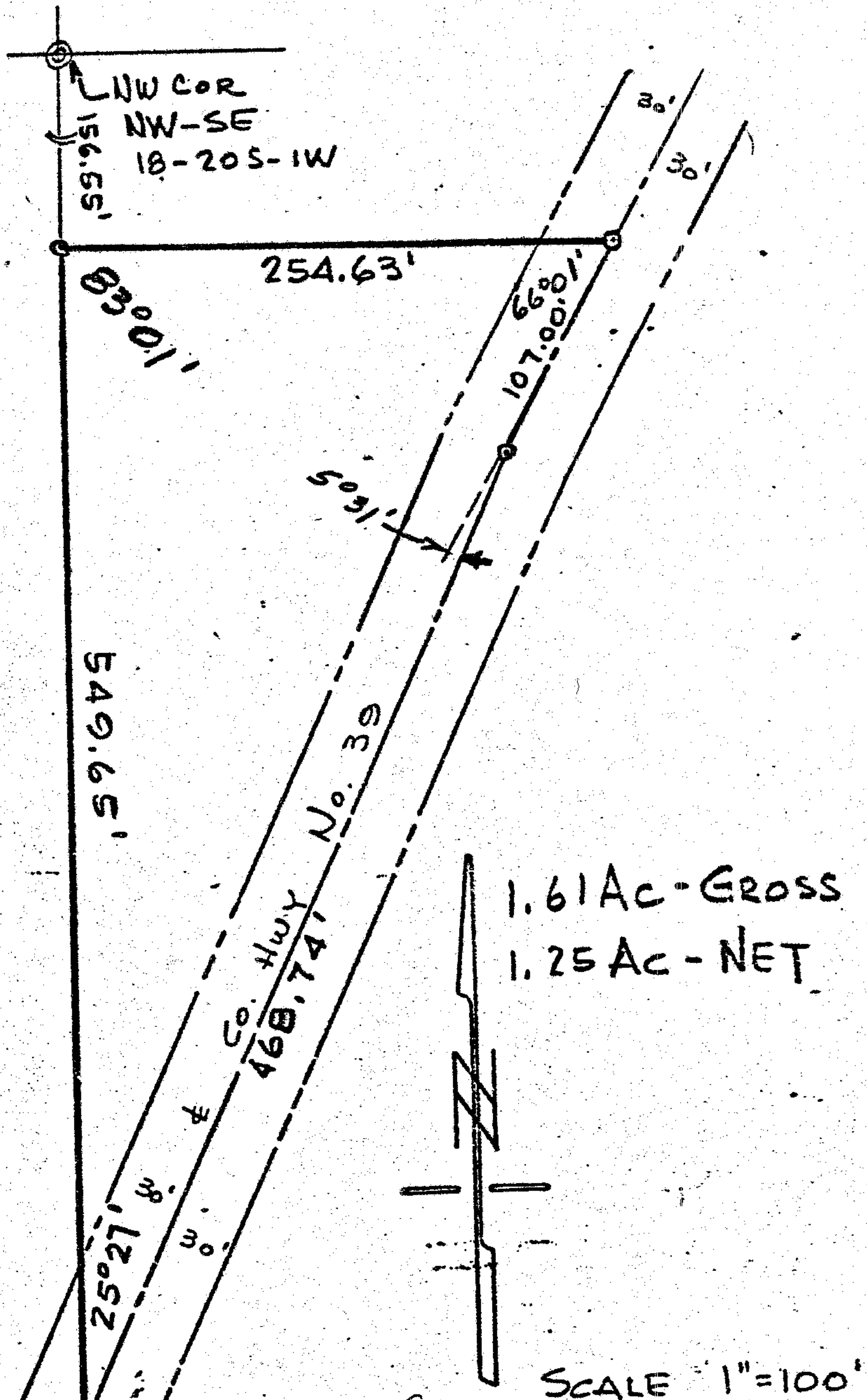
STATE OF ALABAMA
JEFFERSON COUNTY

19731211000066790 3/3 \$.00
Shelby Cnty Judge of Probate, AL
12/11/1973 12:00:00 AM FILED/CERT

I, W. M. Varnon, a Registered Land Surveyor, do hereby certify that the following is a true and correct map, or plat, of a survey made by me on
11-18-73

DESCRIPTION:

Begin at the northwest corner of the North-West quarter of the South-East quarter of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama; thence in a southerly direction along the west boundary of said quarter-quarter section 156.55 feet to the point of beginning; thence continue in a southerly direction along said west boundary 549.65 feet to intersection with the centerline of Shelby County Highway #39; thence turn 154 degrees and 33 minutes to the left in a northeasterly direction along said centerline 468.74 feet; thence turn 5 degrees and 31 minutes to the right in a northeasterly direction along said centerline 107.00 feet; thence turn 113 degrees and 59 minutes to the left in a westerly direction 254.63 feet, more or less, to the point of beginning.



Given under my hand and seal this

20 day of

Nov. 1973

W. M. Varnon

W. M. VARNON - Registered Land Surveyor
Alabama Certificate No. 9324
610 Parsons Drive, Hueytown, Ala. 35020
Telephone: 491-4821

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STATE OF ALABAMA

CERTIFY THIS

INSTRUMENT WAS FILED

Dec 11 1973

10:39 AM

REC. BK. & PAGE AS SHOWN ABOVE

U.S.C. FILE NUMBER OR

CONFIRMATION

JUDGE OF PROBATE