

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama  
35007



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-three Thousand Seven Hundred and no/100th (\$73,700.00) Dollars

to the undersigned grantor, Macsan Builders, Inc., a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Dudley C. Adams, Jr. and wife, Merrie G. Adams

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 16, according to the survey of Dearing Downs, Third Addition,  
as recorded in Map Book 8, Page 15, in the Probate Office of  
Shelby County, Alabama. Situated in the Town of Helena, Shelby  
County, Alabama.

Subject to existing easements, restrictions, set-back lines,  
rights of way, limitations, if any, of record.

\$70,000.00 of the above recited purchase price was paid by a  
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS:  
Post Office Box 9  
Pelham, Alabama 35124

GRANTEES' ADDRESS:  
1366 Dearing Downs Circle  
Helena, Alabama 35080

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, R. Scott McDaniels  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 19 83

ATTEST:

MAGSAN BUILDERS, INC.

By R. Scott McDaniels, Its Vice President

STATE OF Alabama  
COUNTY OF Shelby

NOTARY PUBLIC  
I HEREBY CERTIFY  
THAT THIS  
DEED WAS FILED  
IN THE OFFICE OF THE  
CLERK OF THE  
SHELBY COUNTY  
1983 JUL -1 PM 12:57

Deed Tax 4.00  
Rec 1.50  
Sud 1.00  
6.50

I, the undersigned  
State, hereby certify that R. Scott McDaniels  
whose name as Vice President of Macsan Builders, Inc.  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of June 19 83

Form ALA-33

Notary Public