

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., ATTORNEY AT LAW

(Address) ALABASTER, ALABAMA 35007



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THOUSAND AND NO/100TH (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOE J. JOSEPH, A MARRIED MAN, AND ERNEST A. JOSEPH, A MARRIED MAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOSEPH T. ADAMS AND WIFE, GLADYS R. ADAMS
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

A parcel of land containing 0.41 acre, more or less, located in the SW¹/₄ of the NW¹/₄ of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said ¹/₄-¹/₄ Section; Thence run S 88° 34' E along the South ¹/₄-¹/₄ line a distance of 349.32 feet; Thence turn left 100° 19' a distance of 97.05 feet to the point of beginning; Thence continue last course a distance of 198.95 feet to the Southeasterly right-of-way of Highway #25; Thence turn left 98° 28' along said right-of-way a distance of 106.13 feet; Thence turn left 89° 09' 40" a distance of 184.96 feet; Thence turn left 82° 22' 20" a distance of 80.42 feet to the point of beginning.

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

\$40,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: 3164 Star Lake Dr. GRANTEES' ADDRESS: 202 Hwy. 25 South
Birmingham, AL Montevallo, AL

THE ABOVE PROPERTY IS NOT OUR HOMESTEAD OUR HOMESTEADS ARE AS FOLLOWS:

JOE JOSEPH - 3164 Star Lake Dr., Birmingham, AL Ernest Joseph - 648 Bienville Lane,
Birmingham, Alabama

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 17TH
day of NOVEMBER, 1983

WITNESS:

Deed Tax 10.00
Res 1.50
Title 1.00
Total 12.50
I CERTIFY THIS
DEED WAS FILED

1983 NOV 18 PM 4:09
J. H. Mason, Jr.
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JOE J. JOSEPH, A MARRIED MAN, AND ERNEST A. JOSEPH, A MARRIED MAN 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of NOVEMBER, 1983