

This instrument was prepared by

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Send tax notice to:
Jimmy W. Adams
1902 River Park Drive
Birmingham, AL

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 35204

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty seven thousand and no/100 (\$167,000.00) DOLLARS

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

Michael W. Wedgworth, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jimmy W. Adams and Lu 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:

Lot 227, according to the Survey of Riverchase Country Club 9th Addition Residential Subdivision, as recorded in Map Book 8, pages 46 A & B, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to:

1. Agreement with Alabama Power Company recorded in Misc. Vol. 41, page 807, in the Probate Office of Shelby County, Alabama.
2. Restrictions contained in Misc. Vol. 41, page 802, Vol. 350, page 160, Misc. Vol. 14, page 536 and Misc. Vol. 17, page 550, in said Probate Office.

The above described property does not constitute the homestead of the grantor. \$ 125,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, I have hereunto set am hand(s) and seal(s), this 22nd day of December, 1983

WITNESS:

Deed TAX 42.00 (Seal)
Dec 1.50 (Seal)
Ind 1.00 (Seal)
1983 DEC 29 AM 9:07 (Seal)
HH 50 (Seal)
HH 1-173 (Seal)

Michael W. Wedgworth (Seal)
Michael W. Wedgworth (Seal)
 (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Michael W. Wedgworth, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, A. D., 1983