

This instrument was prepared by

3603 Cahaba Beach Road
(Address) Shelby County, Alabama

(Name) William L. Mathis, Jr.
2117 Magnolia Avenue, Suite 104
(Address) Birmingham, Alabama 35205

Form 1 (Rev. 5/82)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Four Thousand Nine Hundred and 00/100 (\$54,900.00) DOLLARS

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

Terrell L. Adams and wife, Loretta Adams

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald E. Hicks and Judith E. Hicks

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

The part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 498.27 feet; thence 89 deg. 01 min. left 100 feet to the point of beginning of tract of land herein described; thence continue along the last mentioned course Westerly 236.5 feet; thence 89 deg. 01 min. right Northerly 166.09 feet; thence 90 deg. 59 min. right Easterly 236.5 feet; thence 89 deg. 01 min. right Southerly 166.09 feet to the point of beginning. LESS AND EXCEPT the North 4.36 feet.

Also, an easement for ingress and egress from Cahaba Beach Road, recorded in Shelby County, Probate Office in Book 301, on page 647, across the property described as follows: All of that part of the North 495 feet of the South 825 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, which lies east of the east margin of the paved public road known as the Cahaba Beach Road, excepting lot sold to J.C. and Lorene Echols as described in that certain deed recorded in Deed Book 198, at Page 204, in the Office of the Judge of Probate of Shelby County, Alabama, and lot sold to Dewey Hardin and wife, Linda Hardin as described in that certain deed recorded in Deed Book 298, at Page 435, in said Probate Records.

Subject to taxes for 1984.

Subject to restrictions, easements, rights of way and agreements of record.

The entire consideration recited was paid from a mortgage loan closed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD Unto the said GRANTEES as 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 30th

day of January, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

1984 FEB -2 AM 10:55

Deed tax - See mtg.

Rec. 150

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TERRELL L. ADAMS

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STATE OF ALABAMA

JEFFERSON

COUNTY

William L. Mathis, Jr.

hereby certify that Terrell L. Adams and wife, Loretta Adams

whose names 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 executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 30 day of January, A.D. 19 84.

My Commission Expires: 1/11/87

Notary Public