

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA

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 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:

SEE ATTACHED LEGAL DESCRIPTION

\$ 45,000.00 of the purchase price recited above was paid from a mortgage filed 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, WE have hereunto set OUR hand(s) and seal(s), this 15TH day of FEBRUARY, 19 84

WITNESS:

\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal)

JOE J. JOSEPH (Seal)  
ERNEST A. JOSEPH (Seal)  
\_\_\_\_\_(Seal)

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 15TH day of FEBRUARY A. D., 19 84

EXHIBIT "A"

Ad parcel of land situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  and in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, being more particularly described as follows: Commence at the Southwest corner of SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, Township 24, Range 12 East and run South 88 deg. 34 min. East 349.32 to the point of beginning of the lot herein described; from said point of beginning run North 8 deg. 53 min. West 296.0 feet to the South right-of-way line of Highway No. 25; run thence South 72 deg. 39 min. West along said Highway right-of-way 201.0 feet to the East line of the L. A. Battle property; run thence South 10 deg. 24 min. East along the East line of L. A. Battle property 260.33 feet; run thence North 87 deg. 45 min. East 29.70 feet; run thence South 6 deg. East 130.5 feet; run thence North 87 deg. 05 min. East along a fence 227.5 feet; run thence North along a fence 172 feet; run thence South 74 deg. 20 min. West 83 feet to the point of beginning.

LESS AND EXCEPT

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BOOK A parcel of land located in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama, described as follows: Commence at the SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence run South 88 deg. 34 min. East along the South  $\frac{1}{4}$ - $\frac{1}{4}$  line a distance of 349.32 feet; thence turn left 100 deg. 19 min. 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 deg. 28 feet along said right-of-way a distance of 106.13 feet; thence turn left 89 deg. 09 min. 40 sec. a distance of 184.96 feet; thence turn left 82 deg. 22 min. 20 sec. a distance of 80.42 feet to the point of beginning; being situated in Shelby County, Alabama.

THE SELLERS AFFIRM THAT THE ABOVE-DESCRIBED PROPERTY IS NOT THEIR HOMESTEAD. THE SELLERS' HOMESTEADS ARE LOCATED AT:

JOE J. JOSEPH, 3164 STAR LAKE DRIVE, BIRMINGHAM, ALABAMA  
ERNEST A. JOSEPH, 648 BIENVILLE LANE, BIRMINGHAM, ALABAMA

GRANTEES' ADDRESS: 202 HWY 25 SOUTH, MONTEVALLO, ALABAMA 35115

STATE OF ALABAMA  
I CERTIFY THAT  
RECORDED  
See Pkg 443-630  
1984 FEB 17 AM 3:11

Acad Tax 500  
Rec 300  
Ind - 100  
900