

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P.O. Box 360187

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893



Jefferson Land Title Services Co., Inc.

316 21ST NORTH & P. O. BOX 18481 & PHONE 12081-328-3028

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

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 One hundred seventeen thousand and no/100ths (\$117,000.00) dollars

to the undersigned grantor, Dailey Corporation 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

Lee R. Adams, and wife, Phyllis R. 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

Lot 3, according to the survey of Meadow Brook, 12th Sector, as recorded in Map Book 9 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$93,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 5565 Heath Row Drive, Birmingham, AL 35243.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAY 17 AM 10:35  
Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

#### RECORDING FEES

Mortgage Tax	\$
Deed Tax	23.50
Mineral Tax	
Recording Fee	2.50
Index Fee	1.00
TOTAL	\$ 27.00

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 contingent 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 encumbrances,

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 President, Hershel Dailey who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of May 19 85

ATTEST:

Dailey Corporation  
By Hershel Dailey  
Hershel Dailey President

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned State, hereby certify that Hershel Dailey whose name as the President of Dailey Corporation 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,

Given under my hand and official seal, this the 14th day of May 19 85

Form ALA-33

Notary Public