

This Instrument was Prepared by:
 W. HOWARD DONOVAN, III
 Donovan, McCord & Hoffman, P.C.
 1608 13th Avenue, South
 Suite 100
 Birmingham, AL 35205

Send Tax Notice to:
 William W. Adams, Jr.
 c/o W. Howard Donovan, III
 1608 13th Avenue, South
 Suite 100
 Birmingham, AL 35205

WARRANTY DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

THAT IN CONSIDERATION of Ten Dollars (\$10.00) and the simultaneous conveyance to Grantor of the following described real estate situated in Shelby County, Alabama:

The North 50 acres of South 1/2 of SE 1/4; The North 1/2 of SW 1/4; The South 1/2 of NW 1/4; The South 1/2 of NW 1/4 of the NW 1/4, all in Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, BERT N. ADAMS, a married man ("Grantor"), grant, bargain, sell and convey all of my right, title and interest unto WILLIAM W. ADAMS, JR. ("Grantee"), subject to the reservations, covenants and restrictions herein set forth, the following described real estate situated in Shelby County, Alabama:

The North 1/2 of the NW 1/4 of NW 1/4; The NE 1/4 of NW 1/4; The West 1/2 of NE 1/4; The West 1/2 of SE 1/4 of NE 1/4; The North 1/2 of the SE 1/4, all in Section 23, Township 19 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Taxes for the year 1986 which are lien, but not due and payable until October 1, 1986.
2. Right of Way granted to Cahaba Girl Scout Council, Inc. as shown by Deed Book 295, Page 48, which crosses the NW 1/4 of the NW 1/4 of Section 24, Township 19, Range 1 West, Shelby County, Alabama.
3. Mineral and mining rights excepted to SW 1/4 of the NE 1/4; W 1/2 of SE 1/4 of NE 1/4; NE 1/4 of SE 1/4, all in Section 23, Township 19, Range 1 West; and the NW 1/4 of NW 1/4, Section 24, Township 19, Range 1 West, Shelby County, Alabama.

The property is conveyed subject to the following restrictions and reservations:

1. That no subdivision of property shall be made less than one-half acre, and shall have a 35 foot setback minimum front and back yards and 15 feet side yard for any structure.
2. That no mobile home or shed type building shall be used for dwelling purpose for longer than 6 months, except by approval Grantor in writing.

The property herein conveyed does not constitute the homestead of Bert N. Adams.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, successors and administrators covenant with the said

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Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, successors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of May, 1986.

Bert N. Adams
BERT N. ADAMS

STATE OF Wisconsin
COUNTY OF Dane

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERT N. ADAMS, 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 12th day of May, 1986.

Berinda K. Lukas
Notary Public
My Commission Expires:

February 26, 1990.

(seal)



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUN 11 AM 9:30

Thomas A. Saunders, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax 5.00
3. Recording Fee 1.00
4. Indexing Fee 6.50
TOTAL 6.50

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