

## SEND TAX NOTICE TO:

(Name) Gerald B. Merin  
3214 Glasgow Circle  
 (Address) Birmingham, AL  
#10-1-02-0-003-050.13

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 16th Avenue, South  
 (Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Five Thousand and no/100----- DOLLARS

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

Robert E. Adams and wife, Sara Warren Adams

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

Gerald B. Merin

(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 16, according to the Survey of First Addition to  
 Kerry Downs, as recorded in Map Book 7, Page 73, in  
 the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1987 which are a lien, but  
 not due and payable until October 1, 1987.

Existing easements, restrictions, rights of way, set back  
 lines, limitations, if any, of record.

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\$75,000.00 of the consideration was paid from the proceeds  
 of a mortgage loan.

1. Deed Tax \$50.00  
 2. Mtg. Tax  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 53.50

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 INSTRUMENT NO. 108  
 1987 JAN -5 PM 1:36

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 grantee 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 8day of December 8, 19 86.

WITNESS:

Henry Johnson (Seal)

x Robert E. Adams (Seal)  
 Robert E. Adams

Henry Johnson (Seal)

x Sara Warren Adams (Seal)  
 Sara Warren Adams

STATE OF NORTH CAROLINA  
Durham COUNTY }

I, Henry Johnson, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Adams and Sara Warren 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 8th day of December 1986  
Henry Johnson Notary Public  
 Date: March 13, 1990

Land  
 Title