

This form furnished by:

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This instrument was prepared by:  
 (Name) Daniel M. Spitler, Attorney  
 (Address) 108 Chandalar Drive  
Pelham, Alabama 35007

Send Tax Notice to:  
 (Name) Mr. David Paul Freeman  
 (Address) 516 11th Street NW  
Alabaster, Alabama 35007

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$75,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOHN WESLEY ADAMS and wife, VANESSA D. ADAMS

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

DAVID PAUL FREEMAN and wife, LINDA KAY FREEMAN

(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 to-wit:

Lot 1, Block 3, according to the survey of Hamlet, Second Sector, as recorded in Map Book 8 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from 11th Street Northwest as shown by plat.

Public utility easements as shown by recorded plat, including a 30 foot Plantation Pipeline easement on the East side and an irregular easement on the Northeast side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 40 page 73 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 134 page 209 and Deed Book 220 page 329 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 322 and Misc. Book 35 page 51 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 344 page 401 in Probate Office of Shelby County, Alabama.

Subdivision is to provide for construction of single family residences only, as shown by recorded plat.

\$76,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 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 29th day of July, 19 87

WITNESS STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

1987 AUG -4 PM 12:30

John A. Spivey, Jr.  
 JUDGE OF PROBATE

- 1. Deed Tax (Seal) \$
- 2. Mfg. Tax (Seal)
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

John Wesley Adams (Seal)  
Vanessa D. Adams (Seal)

STATE OF ALABAMA } TOTAL  
 SHELBY COUNTY } General Acknowledgment 3.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Wesley Adams and wife, Vanessa D. 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 29th day of July, A.D., 19 87

John A. Spivey, Jr.

BOOK 143 PAGE 849