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SEND TAX NOTICE TO:

(Name) Christopher D. Adams  
5263 Harvest Ridge Lane  
(Address) Birmingham, AL 35242

This instrument was prepared by

(Name) William H. Halbrooks, Attorney  
Suite 704 Independence Plaza  
(Address) Birmingham, AL 35209

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 Seven Thousand Eight Hundred Ninety & no/100 DOLLARS

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

Keith R. Waters and wife, M. Kit Waters

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

Christopher D. Adams and Sara L. 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:

Lot 15, according to the Survey of Meadow Brook,  
11th Sector, as recorded in Map Book 9, page 6,  
A & B, in the Probate Office of Shelby County,  
Alabama.

Subject to taxes, easements and restrictions of record.

\$129,100.00 of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

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 grantees herein shall take as tenants in common.

And I (we) do for myself(ourselves) and for my(his) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (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(his) 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 28th day of March, 1988

WITNESS:

(Seal)  
(Seal)  
(Seal)

Keith R. Waters (Seal)  
M. Kit Waters (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, the undersigned

Keith R. Waters and M. Kit Waters a Notary Public in and for said County, in said State,

hereby certify that

whose name Sara 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 28th day of March, A.D., 1988

Wm. H. Halbrooks  
Public

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