

This instrument was prepared by  
LARRY L. HALCOMB  
(Name) ATTORNEY AT LAW  
(Address) 3512 OLD MONTGOMERY HIGHWAY  
HOMECOMM, ALABAMA 35209

612

Send Tax Notice To: Michael G. Adams  
name  
2870 County Road 51  
Wilsonville, AL 35186  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Forty six thousand five hundred & No/100 (46,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Henry Rooks, a married man

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

Michael G. Adams & Rhonda K. Adams

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See Attached EXHIBIT "A"

Subject to taxes for 1988.

Subject to right-of-way to Shelby County by instrument recorded in Deed Book 204 page 152.

The subject property is not the homestead of the grantor nor his spouse.

~~103~~ The grantor does not warrant title to minerals and mining rights.

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\$ 48,267.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 5th day of

May, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY  
I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Henry Rooks, 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 5th day of May, A. D., 19 88.

Larry L. Halcomb

Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1990

EXHIBIT "A"

From the Northwest corner of the NW 1/4 of the NE 1/4, Section 5, Township 20 South, Range 1 East, run East along the North boundary of said 1/4 1/4 a distance of 464.68 feet to the point of beginning; thence continue in a straight line, a distance of 403.70 feet to the West right of way line of Shelby County Highway No. 51; thence right 94 deg. 19 min. a distance of 151.72 feet along said right of way line; thence right 55 deg. 00 min. a distance of 176.64 feet; thence left, 4 deg. 01 min. 15 sec. a distance of 315.85 feet; thence right 127 deg. 19 min. 34 sec. a distance of 421.69 feet to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 MAY -9 AM 10:33

*Thomas A. Lovender, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee	5.00	
4. Indexing Fee	1.00	
TOTAL		6.00