

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, 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

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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 GRANTEES 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 GRANTEES) 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.

183 PAGE 435 The grantor does not warrant title to minerals and mining rights.

\$ 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 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 (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, I have hereunto set my hand(s) and seal(s), this 5th
day of May, 19 88

WITNESS:

(Seal)

(Seal)

(Seal)

Henry Rooks (Seal)
Henry Rooks (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

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
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.

BOOK 183 PAGE 496

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

88 MAY -9 AM 10:33

Thomas C. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>