

This Instrument Prepared By:

Thomas L. Foster, Attorney
1201 North 19th Street
Birmingham, AL. 35234

Send Tax Notice To:

William Mark Adair Jr.
Rt 2 Box 652
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --Sixty Three Thousand & 00/100-- (\$63,000.00)
DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Lazaro Dominguez and wife, Clara O. Dominguez (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Mark Adair, Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$50,400.00 of the consideration recited above was paid from a mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, theirs 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 (ours) 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 hands and seals this 25th day of May, 1990.

Lazaro Dominguez (Seal)
Lazaro Dominguez
Clara O. Dominguez (Seal)
Clara O. Dominguez

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lazaro Dominguez and wife, Clara O. Dominguez whose names are signed to the foregoing conveyance and who are known to me acknowledged before me 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 25th day of May, 1990.

[Signature]
Notary Public

BOOK 294 PAGE 129

EXHIBIT "A"

Commence at a point where the West boundary of Section 17, Township 22 South, Range 2 East, intersects the North boundary of the Coosa River and run thence Northerly along the West boundary of said Section 17 a distance of 419 feet to a point; thence run Southeasterly to the NW corner of Lot 23, according to the Map of Shelby Shores, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 4 page 75; thence Southeasterly along the SW boundary of said Lot 23 to its intersection with the NW boundary of the Coosa River; thence Southwesterly along the meanderings of said river to the point of beginning; being situated in Shelby County, Alabama.

BOOK 294 PAGE 130

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

90 JUN -4 AM 8:50

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 13.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 22.00