

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:  
(Name) Daniel M. Spittler, P.C.  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) James Blane Adams  
(Address) 115 Augusta Way  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$ 500.00

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James Blane Adams, an unmarried man, and Melissa C. McDaniel, an unmarried woman  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James Blane Adams, an unmarried man

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 16, according to the Map and Survey of Augusta Pointe, as recorded in  
Map Book 13 page 9 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to easements and restrictions of record.  
Subject to mineral and mining rights if not owned by Grantor.

And as further consideration, the Grantee herein expressly assumes and  
promises to pay that certain mortgage to First Union Mortgage Corporation,  
recorded in Real 274 page 58 in the Probate Office of Shelby County, Alabama,  
according to the terms and conditions of said mortgage and the indebtedness  
thereby secured.

BOOK 301 PAGE 428

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

90 JUL 20 AM 10:55

JUDGE OF PROBATE

|             |         |
|-------------|---------|
| 1. Deed Tax | \$ .50  |
| 2. ...      | \$ .50  |
| 3. ...      | \$ 3.00 |
| 4. ...      | \$ .00  |
| 5. ...      | \$ 1.00 |
| 6. ...      | \$ .00  |
| Total       | \$ 7.00 |

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th  
day of July, 19 90

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James Blane Adams (Seal)  
Melissa C. McDaniel (Seal)

STATE OF ALABAMA  
Shelby County } General Acknowledgment

I, the undersigned a Notary Public in and for said County.  
in said State, hereby certify that: James Blane Adams, an unmarried man, and Melissa C. McDaniel, an unmarried woman  
whose name(s) 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 9th day of July, 19 90

My Commission Expires: 9-94

Notary Public