

987
SEND TAX NOTICE TO:

(Name) Paul E. Adams & Betty Jean Adams
510 Adams Road
(Address) Leeds, Alabama 35094

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-4 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR THOUSAND AND NO/100 (\$4,000.00) ----- DOLLARS

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

Patsy Adams, widow of Lonnie L. Adams, and Loretta Adams, daughter of Lonnie L. Adams, deceased
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul E. Adams and wife, Betty Jean 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:

Parcel #2

Part of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ of Section 18, Township-18 South, Range-1 East and more particularly described as follows:

Commence at the Southwest Corner of the above described NW $\frac{1}{4}$ -NW $\frac{1}{4}$ and in a northerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 263.93 feet to the Point of Beginning; thence continue along the last named course for 263.93 feet; thence 89° 32' 22" right for 335.25 feet; thence 90° 27' 38" right for 263.93 feet; thence 89° 32' 22" right for 335.25 feet to the Point of Beginning, and containing 2.03 acres, more or less.

The grantors affirmatively state that Lonnie L. Adams died without a will on November 18, 1988, and that Patsy Adams is his widow and that Loretta Adams is his sole surviving heir and next of kin.

331-198-300
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 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 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, we have hereunto set our hand(s) and seal(s), this 5th

day of March, 19 91.

WITNESS:

Annie Almoner - Notary (Seal)

My Commission Expires 2-14-73

(Seal)

(Seal)

Patsy Adams (Seal)
Loretta Adams (Seal)
Loretta Adams (Seal)

STATE OF ALABAMA

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patsy Adams, widow of Lonnie L. Adams 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, A.D., 19 91

Lawrence Fowler, Jr.

Notary Public

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Loretta Adams, daughter of Lonnie L. Adams, deceased, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 1991.

Paula R. Thompson

Notary Public

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STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR -5 PM 12:36

Thomas P. Johnson, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>4.00</u>
2. Mfg. Tax	<u>0</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>1.00</u>
5. No Tax Fee	<u>0</u>
6. Certified Fco	<u>1.00</u>
Total	<u>10.00</u>

LAWYERS TITLE INSURANCE COMP
Title Insurance
BIRMINGHAM, ALA.

THIS FORM FROM

RETURN TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR
TO