

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) MASON & FITZPATRICK, P.C.

(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:

(Name) Mr. Jacob L. Rushing

(Address) 949 3rd Avenue, SW
Alabaster, Alabama 35007

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100ths (\$56,500.00) DOLLARS.

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

Clell A. Adams and wife, Tammy R. Adams

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jacob L. Rushing, a single individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Parcel I

A certain lot in the South 1/2 of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, more specifically described as follows beginning at the Southeast corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 610 feet; thence West 400 feet to the point of beginning; thence continue West 150 feet; thence South 110 feet; thence East 150 feet; thence North 110 feet to the point of beginning.

Parcel II

Commence at the SE corner of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, and run North 230 feet; thence West 400 feet; thence North 255 feet to the point of beginning; thence run North 15 feet; thence West 150 feet; thence South 15 feet; thence East 150.0 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$56,103.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

| | |
|------------------|-------------|
| 1. Deed Tax | <u>0.50</u> |
| 2. Mtg. Tax | <u>0</u> |
| 3. Recording Fee | <u>2.00</u> |
| 4. Indexing | <u>3.00</u> |
| 5. No Tax Fee | <u>0</u> |
| 6. Certified Fee | <u>1.00</u> |
| Total | <u>7.00</u> |

336 Park 193

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 29th
day of March, 19 91

STATE OF ALABAMA, SHELBY (Seal)

I CERTIFY THIS (Seal)

INSTRUMENT WAS FILED (Seal)

91 APR -2 AM 10:27 (Seal)

Clell A. Adams (Seal)

Tammy R. Adams (Seal)

Tammy R. Adams (Seal)

STATE OF ALABAMA
SHELBY JUDGE John J. Kelly General Acknowledgment

I, the undersigned
in said State, hereby certify that

Clell A. Adams and wife, Tammy R. Adams

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 29th day of

March, 19 91

3-595

My Commission Expires:

Notary Public