

173

This instrument was prepared by
John N. Randolph, Attorney
(Name) Sirote & Permutt, P. C.
2222 Arlington Avenue, South
(Address) Birmingham, Alabama 35205

Send Tax Notice To: Alton L. Adams
name 2004 Cahaba Crest Drive
Birmingham, Alabama 35242
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy-Seven Thousand and no/100---(\$177,000.00) DOLLARS

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

Robert C. Campbell and wife, Donna F. Campbell

(herein referred to as grantors) do grant, bargain, sell and convey unto

Alton L. Adams and Robin L. 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:

Lot 77, according to the survey of Altadena Woods, Second and Fifth Sectors as recorded in Map Book 10, page 54 A & B in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
 2. 35' Building line as shown by recorded map.
 3. 10' Easement rear as shown by recorded map.
 4. Restrictions as recorded in Real 98, page 727 in the Probate Office of Shelby County, Alabama.
 5. Restrictions with Alabama Power Company as recorded in Real 117, page 614 in the Probate Office of Shelby County, Alabama.
 6. Agreement with Alabama Power Company as recorded in Real 117, page 611 and Real 140, page 725 in the Probate Office of Shelby County, Alabama.
 7. Right of way to Alabama Power Company as recorded in Real 114, page 103 in the Probate Office of Shelby County, Alabama.
 8. Mining and mineral rights and rights incident thereto as recorded in Real 72, page 346 in the Probate Office of Shelby County, Alabama.
- \$168,150.00 of the purchase price recited above 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, we have hereunto set our hand(s) and seal(s), this 25th day of April, 1991

WITNESS:

Alton L. Adams 91 MAY - 2 AM 11:27

Robert C. Campbell (Seal)

Alton L. Adams (Seal)

Donna F. Campbell (Seal)

STATE OF ~~ALABAMA~~ WEST VIRGINIA
Putnam COUNTY

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
PATRICIA K. HOLT
130 South Main Street
Martinsburg, West Virginia 26150
Notary Public
A. D., 1991

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Campbell and wife, Donna F. Campbell 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 25th day of April, A. D., 1991.

