

236A
SEND TAX NOTICE TO:

(Name) GERRY DALE ADAIR and
CHERYL D. ADAIR
(Address) 4203 Plantation Place
Helena, Alabama 35080

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shadys Creek Parkway, Suite 120

(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Eight Thousand and no/100 (\$88,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

CHARLES E. STRAIN, a married man

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

GERRY DALE ADAIR and CHERYL D. ADAIR

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 2, Block 1, according to the Amended Map of Plantation South - First Sector, as recorded in Map Book 7, page 173, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

356 PAGE 930
BOOK

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. Building setback line of 40 feet reserved from Plantation Place as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the West side and a 10 foot on the Northwesterly side of subject property.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 31, page 876.
5. Easement(s) to South Central Bell as shown by instrument recorded in Deed Book 325, page 261.
6. Subdivision agreement between Plantation Pipeline and Barrett Builders as recorded in Deed Book 317, page 166.

\$88,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homeplace of the grantor or his spouse.

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, I have hereunto set my hand(s) and seal(s), this 31st day of July, 1991.

WITNESS:

STATE OF ALABAMA
JEFFERSON COUNTY }
JUDGE OF PROBATE }
I CERTIFY THIS
INSTRUMENT WAS FILED
91 AUG 5 AM 9:40 (Seal)

91 AUG 5 AM 9:40 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }
JUDGE OF PROBATE }
I CERTIFY THIS
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91 AUG 5 AM 9:40 (Seal)

CHARLES E. STRAIN (Seal)

1. Tax Due: \$2.50 (Seal)

2. Tax Paid: \$2.50 (Seal)

3. No Tax Due: \$0.00 (Seal)

4. No Tax Paid: \$0.00 (Seal)

5. Certified Rec'd: \$2.50 (Seal)

6. Total: \$2.50 (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES E. STRAIN, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July A.D. 1991

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