

SEND TAX NOTICE TO:

(Name) Stanley E. Adams
(Address) 2112 Natalie Lane
Birmingham, Alabama 35242

This instrument was prepared by

(Name) William H. Halbrooks
704 Independence Plaza
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Jefferson } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Seventy-Five Thousand and no/100 DOLLARS

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

Frank W. Breaux and wife, Susan R. Breaux

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

Stanley E. Adams and Sharron E. 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 67, according to the Map and Survey of Southlake, First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 275,000. of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-13641

07/10/1992-13641
09:07 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 306.50

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 1st day of July, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Frank W. Breaux (Seal)
Susan R. Breaux (Seal)
Susan R. Breaux (Seal)

STATE OF ALABAMA

Jefferson } COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank W. Breaux and wife, Susan R. Breaux whose name S are 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 1st day of July, A. D., 19 92

My commission expires: 4/21/96

William H. Halbrooks

Notary Public.