

THIS INSTRUMENT PREPARED BY:
HILL & WEATHINGTON, P. C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Jeffrey F. McAdams
585 Russett Bend Drive
Hoover, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY THREE THOUSAND AND NO/100 (\$123,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RANDALL G. GANN and wife, SANDRA T. GANN (herein referred to as Grantors) do grant, bargain, sell and convey unto JEFFREY F. McADAMS and MISTIE W. McADAMS (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Russett Bend, as recorded in Map Book 11 page 52 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: 1. A 35 foot building line from Russett Bend Drive as shown by recorded plat.
2. A 10 foot easement along the rear, a 7.5 foot easement along the Southwest and North and a 15 foot easement running through the center of subject property as shown by recorded plat.
3. Restrictions as recorded in Book 150 page 97 and as shown by recorded map in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company and South Central Bell Telephone and Telegraph Co. as recorded in Book 157 page 617 in said Probate Office.
5. Right of way to Alabama Power Company as recorded in Book 159 page 425 in said Probate Office.
6. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 135 page 37 in said Probate Office.

\$105,000.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

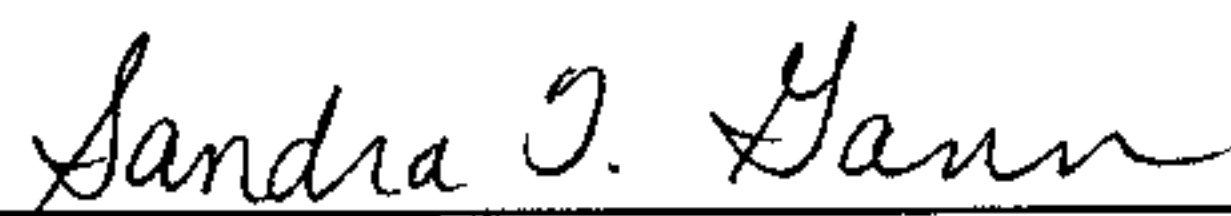
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

Inst # 1992-14495

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 6th day of July, 1992.

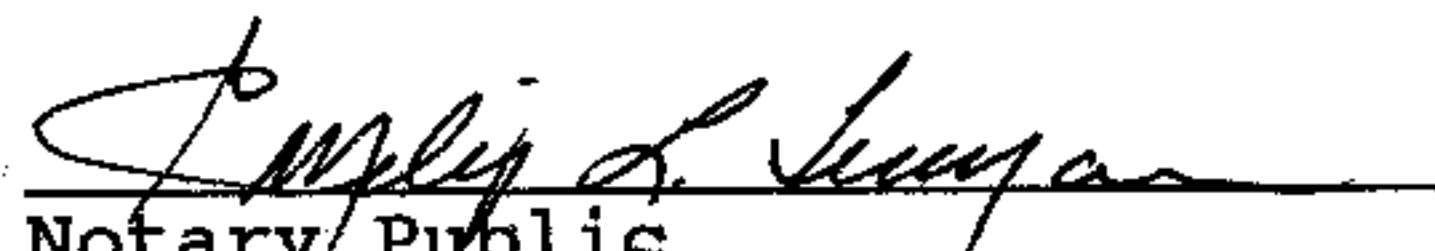
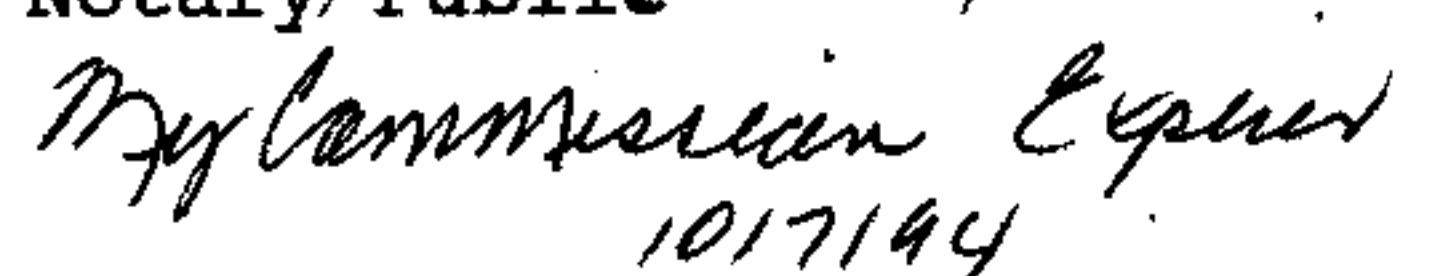

RANDALL G. GANN


SANDRA T. GANN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randall G. Gann and wife, Sandra T. Gann 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 6th day of July, 1992.


Notary Public

1017144

Inst # 1992-14495

07/20/1992-14495
12:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
27.00