

This instrument was prepared by

Send Tax Notice To: ANDREW L. ADAMS

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTORNEYS
(Address) 3821 Lorna Road, Suite 110
Birmingham, AL. 35244

name 831 Willow Oak Drive
Birmingham, AL. 35244
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ASSUMPTION OF A MORTGAGE IN THE AMOUNT OF
NINETY-SIX THOUSAND AND NO/100 (\$96,000.00) DOLLARS

AS RECORDED IN INSTRUMENT NO. 1992-19941

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

ANDREW L. ADAMS and wife, ANGELIA M. ADAMS
(herein referred to as grantors) do grant, bargain, sell and convey unto

ANDREW L. ADAMS and wife, ANGELIA M. 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 19, according to the Survey of Sixth Addition to Riverchase Country Club, as recorded in Map Book 7, Page 93, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1992 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mortgage as recorded in Instrument No. 1992-19941 on 9-14-92, in favor of BANCOSTON MORTGAGE CORPORATION.

Inst # 1992-28986

12/04/1992-28986
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

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 December, 19 92.

WITNESS:

(Seal)

(Seal)

(Seal)

Andrew L. Adams (Seal)
ANGELIA M. ADAMS (Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ANDREW L. ADAMS and wife, ANGELIA M. 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 1st day of December A. D., 19 92

My Commission Expires: 8-29-94

John B. Hall

Notary Public