

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

That in consideration of ONE HUNDRED THIRTY-SEVEN THOUSAND and No/100'S DOLLARS (\$137,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, BRUCE S. ADAMS and wife, ROBIN S. ADAMS, (herein referred to as grantors) do grant, bargain, sell and convey unto J. MICHAEL COOPER and ELIZABETH COOPER (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 51, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

The purchasers have given a first purchase money mortgage of \$120,000.00 to secure part of the purchase price. Subject to any and all matters of public record and other matters which could be revealed by a survey. Mineral and mining rights are not warranted.

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 26th day of February 1993.


BRUCE S. ADAMS


ROBIN S. ADAMS

State of Alabama

Jefferson County

MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that BRUCE S. ADAMS and wife ROBIN S. ADAMS, whose names 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 26th day of February 1993.

Notary Public:



Prepared by: Mark E. Tippins, Attorney, 14 Office Park Circle, #105
Birmingham, Alabama 35223 (205) 979-0440

Send Tax Notice to: J. Michael Cooper, 5203 Posthouse Lane, Birmingham, Alabama 35243

Inst # 1993-05827

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SHELBY COUNTY JUDGE OF PROBATE
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SHELBY COUNTY JUDGE OF PROBATE