

(Name) Anthony Adams
Renee Lose Adams
(Address) 2236 Baneberry Drive
Birmingham, AL 35226
11-7-35-0-003-002.112

Form TITL E 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

That in consideration of Two Hundred Two Thousand Seven Hundred and 00/100----- DOLLARS

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

John P. Segars and wife Judy Segars

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

Anthony Adams and Renee L. 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 2315, according to the Map and Survey of Riverchase Country Club, 23rd Addition, as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines, limitations, of record.

\$182,430.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith. Inst. # 1993-09032

04/05/1993-09032
10:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 29.50

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 26th day of March, 1993.

WITNESS:

____ (Seal)

____ (Seal)

____ (Seal)

John P. Segars (Seal)
Judy Segars (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Judy Segars
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 she
on the day the same bears date, executed the same voluntarily

Given under my hand and official seal this 26th day of March 1993

day of August 1955 A.D., 1955
Betty Jean Dodson
 Notary Public.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John P. Segars, 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 26th day of March, 1993.

Rubia Q. Davis
NOTARY PUBLIC

INST #1993-09032
04/05/1993-09032
10:12 AM CERTIFIED
Shelby County Judge of Probate
02 MCD 29.50