

This instrument was prepared by

Send Tax Notice To: Wendy C. Adams

(Name) Larry L. Halcomb

name

#2 Monte Bello Lane

address

Montevallo, AL 35115

(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND SIX HUNDRED AND NO/100-----  
----- DOLLARS (\$79,600.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Stephen D. Ethington and wife, Anna B. Ethington

(herein referred to as grantors) do grant, bargain, sell and convey unto Wendy C. Adams and husband, Curtis C. 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 2, according to the survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to taxes for 1994.

Subject to restrictions, 40 foot building line, easement, and Transmission Line Permit of record.

\$ 79,243.00 of the purchase price was paid from the proceeds of ~~14382~~ mortgage loan closed simultaneously herewith.

Inst # 1994-14382

05/03/1994-14382  
12:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 HCD 9.00

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 27th day of April, 19 94.

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Stephen D. Ethington  
Anna B. Ethington

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Stephen D. Ethington and wife, Anna B. Ethington 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 27th day of April, A.D., 19 94

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 22, 1995

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