

This instrument was prepared by

(Name) Clayton T. Sweeney, Attorney at Law
2700 Hwy. 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: Arthur Red and
Joanne Red
name
3836 Kinross Drive
address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Two Hundred Sixty-One Thousand Nine Hundred and 00/100 DOLLARS

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

C. Michael Adams and wife, Deanna H. Adams
(herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur Red and Joanne Red

(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 301, according to the Survey of Brook Highland - an Eddleman Community, 7th Sector, as recorded in Map Book 13 page 99 A & B, as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

\$200,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October, 1994.

Existing easements, restrictions, set-back lines and limitation of record.

Inst # 1994-14436

05/03/1994-14436
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 70.50

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 29th day of April, 1994.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

C. Michael Adams (Seal)
C. Michael Adams

Deanna H. Adams (Seal)
Deanna H. Adams

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that C. Michael Adams and wife, Deanna H. 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 29th day of April, A. D., 1994

[Signature]
Notary Public.
My commission expires: 05/28/95