

SEND TAX NOTICE TO:
William Gregg Adair
(Name) Deanna B. Adair
2153 Bailey Brook Drive
(Address) Hoover, Alabama 35244

This instrument was prepared by

(Name) Jones & Waldrop
1025 Montgomery Highway, Suite 212
(Address) Birmingham, Alabama 35216
167-94

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Nine Thousand Five Hundred and No/100 --- DOLLARS

(\$139,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Stephen L. Spencer and wife, Janice G. Spencer

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

William Gregg Adair and Deanna B. Adair

(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 55, according to the Survey of Riverchase West Dividing Ridge, as recorded in Map Book 6, page 108, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Taxes for the year 1995 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.
Mineral and mining rights excepted.

The entire purchase price recited above was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-29719

09/29/1994-29719
12:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DD1 MCD 9.50

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 23rd day of September, 1994.

WITNESS:

(Seal)
(Seal)
(Seal)

(Seal)
Stephen L. Spencer
(Seal)
Janice G. Spencer
(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen L. Spencer and wife, Janice G. Spencer 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 23rd day of September, A. D., 1994

My commission expires: 9-13-96 Notary Public.

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