

This instrument was prepared by

(Name) Clayton T. Sweeney  
2700 Highway 280 East, Suite 290E  
(Address) Birmingham, AL 35223

C. Wayne Adkinson  
Send Tax Notice To: Eva B. Adkinson  
name  
3648 Robin Circle  
Birmingham, AL 35242  
address

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Forty-Five Thousand and No/100's----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, we,

Donald Wayne Deupree and wife, Jayne G. Deupree  
(herein referred to as grantors) do grant, bargain, sell and convey unto

C. Wayne Adkinson and Eva B. Adkinson

(herein referred to as GRANTEE(S)) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 44-A, according to the Resurvey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

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

\$235,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-31072

10/12/1994-31072  
02:30 PM CERTIFIED,  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 18.50

TO HAVE AND TO HOLD Unto the said GRANTEE(S) 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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal(s), this 27th  
day of September, 19 94.

WITNESS  
Charlotte B. Webb (Seal)  
Jayne B. Sweeney (Seal)  
Shayla Friedman (Seal)

Donald Wayne Deupree (Seal)  
Donald Wayne Deupree  
Jayne G. Deupree (Seal)  
Jayne G. Deupree

STATE OF ALABAMA

Jackson COUNTY

General Acknowledgment

CLAYTON SWEENEY, ATTORNEY AT LAW  
the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Donald Wayne Deupree and wife, Jayne G. Deupree  
whose name 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 19 day of August, A. D., 19 94

My Commission expires: 29 Dec 94

AFFIX SEAL

Notary Public

1994-31072