

THIS INSTRUMENT PREPARED BY:
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, AL 35203

SEND TAX NOTICE TO:
MARK GRAY
541 Warrior Drive
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND FIVE HUNDRED AND NO/100--
Dollars (\$88,500.00) to the undersigned
grantor or grantors in hand paid by the GRANTEES herein, the
receipt whereof is acknowledged, I, JOHN W. ADAMS, unmarried,
(herein referred to as GRANTORS) do grant, bargain, sell and convey
unto MARK GRAY AND KIMBERLY O. GRAY
(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 11, according to the Survey of Park Place, as
recorded in Map Book 15, Page 47, in the Probate Office
of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

1. All taxes due for the year 1995 and thereafter.
2. 35 foot building line from Warrior Drive; 7.5 foot
easement along rear lot line; as shown on recorded map.
3. Restrictions appearing of record in Real Volume 351, Page
235; variance granted in Real Volume 371, Page 403.
4. Right of Way granted to Alabama Power Company by
instrument(s) recorded in Deed Book 333, Page 385 and
instrument #1992-8441.
5. Right of way to AT&T in Real Volume 194, Page 332.
6. Right of way to Plantation Pipe Line in Real Volume 195,
Page 649.

\$87,832.00 of the total consideration recited above
was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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 do for myself and for my heirs, executors, and
administrators covenant with the said GRANTEES, their heirs and
assigns, that I am lawfully seized in fee simple of said premises;
that it is free from all encumbrances, unless otherwise noted
above; that I have a good right to sell and convey the same as
aforesaid; that I will and my 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.

11/06/1995-31900
09:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

00615-5661 * 1995-31900

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
16 day of October, 1995.

WITNESS:

Isaac W. Hill

John W. Adams (SEAL)
JOHN W. ADAMS

STATE OF Georgia
COUNTY OF Paulding

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN W. ADAMS, unmarried, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of
October, 1995.

Stephanie Fuller
NOTARY PUBLIC

My Commission Expires:

(SEAL)

Notary Public, Paulding County, Georgia
My Commission Expires July 29, 1998

Inst # 1995-31900

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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00