

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Mitchell Adams
P. O. Box 1180
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand, Six Hundred and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Dorothy Louise Schroeder, a married woman and
David P. Downs, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Mitchell Adams

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

The North 40 feet of Lot 10, in Block 61, according to J.H. Dunstan's Map of the Town of Calera, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$2,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF DOROTHY LOUISE SCHROEDER, OR OF HER SPOUSE.

03/01/1996-06752
02:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of February, 1996

(Seal)

Dorothy Louise Schroeder

(Seal)

David P. Downs

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy Louise Schroeder and David P. Downs 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 29th day of February, A. D., 1996.

[Signature]
Notary Public.

Inst # 1996-06752