

This instrument was prepared by

Send Tax Notice To: JOHN S. ADAMS and
KELLY R. ADAMS
name 375 Hawks View Drive
Leeds, Alabama 35094
address

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

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 Fifteen Thousand and No/100 (\$215,000.00)----- DOLLARS

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

MARGARET S. CAMP, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN S. ADAMS and KELLY R. ADAMS
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$165,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-08094

03/12/1996-08094
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SAA 62.50

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, I have hereunto set my hand(s) and seal(s), this 26 day of February, 1996

WITNESS:
_____(Seal) Margaret S. Camp (Seal)
_____(Seal) MARGARET S. CAMP
_____(Seal)

STATE OF ALABAMA FLORIDA
Palm Beach COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARGARET S. CAMP, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of February, 1996
My commission expires OCT 19, 1998
OFFICIAL NOTARY SEAL
PATRICIA A. HICKER
COMMISSION NUMBER 00398647
MY COMMISSION EXP. OCT 19, 1998

Feb 26 1996
Affix Notary Seal
OFFICIAL NOTARY SEAL
PATRICIA A. HICKER
COMMISSION NUMBER 00398647
MY COMMISSION EXP. OCT 19, 1998

EXHIBIT A
(Real Estate Description)

Part of the NW 1/4 of SE 1/4 of Section 13, Township 18 South, Range 1 West, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of SE 1/4 of Section 13, Township 18 South, Range 1 West, and run Easterly along the North line of said 1/4-1/4 section 516.72 feet to a point; thence turn 87 degrees 21 minutes 00 seconds right and run southerly 816.06 feet; thence turn 95 degrees 03 minutes 05 seconds right and run Westerly 579.74 feet to a point on the West line of said 1/4-1/4 section; thence turn 89 degrees 23 minutes 42 seconds right and run 791.29 feet to the point of beginning.

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