

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) MASSEY & STOTSER, P.C.

(Address) 1100 EAST PARK DRIVE, SUITE 301
BIRMINGHAM, AL. 35235

Send Tax Notice to:

(Name) ✓ SHERYL A. PATTERSON

(Address) 505 ADAMS ROAD
LEEDS, AL. 35094

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of SIXTEEN-THOUSAND AND NO/100-----(\$16,000.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
PAUL E. ADAMS AND WIFE, BETTY JEAN ADAMS
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

SHERYL A. PATTERSON

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

PART OF THE NW 1/4 - NW 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 1 EAST AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED NW 1/4 - NW 1/4 AND IN A
NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4 - 1/4 RUN A DISTANCE OF 263.93
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST NAMED COURSE FOR
263.93 FEET; THENCE 89 DEGREES 32 MINUTES 22 SECONDS RIGHT FOR 335.25 FEET; THENCE
90 DEGREES 27 MINUTES 38 SECONDS RIGHT FOR 263.93 FEET; THENCE 89 DEGREES 32 MINUTES
22 SECONDS RIGHT FOR 335.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO: (1) Taxes for the year 1996 and subsequent years. (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants, conditions
and mineral and mining rights, if any, of record. (3) Fire Dues, if any, of record.

Inst # 1996-21569

07/08/1996-21569
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd
day of JULY, 19 96.

(Seal)

(Seal)

(Seal)

Paul E. Adams (Seal)

PAUL E. ADAMS

Betty Jean Adams (Seal)

BETTY JEAN ADAMS

(Seal)

STATE OF ALABAMA

JEFFERSON County } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that PAUL E. ADAMS AND WIFE, BETTY JEAN ADAMS, whose name(s) 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 3rd day of JULY, 19 96

9/13/99

My Commission Expires:

Dana F. Ryan
Notary Public