

**THIS PROPERTY DOES NOT
CONSTITUTE HOMESTEAD
FOR THE SELLER.**

send tax notice to:
Bradley K. & Amy S. Adams
1516 5th Ave., Calera, AL 35040

**STATE OF ALABAMA
SHELBY COUNTY**

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

Inst. # 1996-26183

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Sixty Eight Thousand
Five Hundred and NO/100 dollars (\$68,500.00) and other good and valuable considerations, the receipt and sufficiency
of which are hereby acknowledged, that, Herbert H. Broadhead, hereinafter called "Grantors", do hereby GRANT,
BARGAIN, SELL AND CONVEY unto Bradley K. Adams and his wife, Amy S. Adams, hereinafter called
"Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple,
together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 1 & 2 5th Avenue, Calera, and also described as follows: Lots 1 & 2 in Block No. 78 according to the unrecorded Dunstan Map of Calera, Alabama.

This legal description is taken in its entirety from the survey of Frank B. Garrett, Jr., Ala. Reg. No. 9500, dated on this the 5th day of July, 1996.

This conveyance is subject to all easements, rights-of-ways and restrictions of record, if any, affecting said property.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons. •

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 9th day of August, 1996 at 968 North Main Street, Montevallo, Alabama.

GRANTORS

Herbert H. Broadhead

— (L.S.)

STATE OF ALABAMA
SHELBY COUNTY

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name(s) which is(are) signed to the foregoing Warranty Deed, who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person(s) executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OR OFFICE, on this the 1 day of August, 1996.

Chris Muthen
NOTARY PUBLIC

My Commission Expires: 3-15-2013

THIS INSTRUMENT PREPARED BY
CHRISTOPHER R. SMITHERMAN
ATTORNEY AT LAW
968 NORTH MAIN STREET
MONTEVALLO, AL 35115
(205) 665-1337

08/13/1996-26183
09:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCP 9.50