

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

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 7 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 OF OFFICE on this the 7 day of August, 1996.

*Chris Smitherman*

NOTARY PUBLIC

My Commission Expires: 5-13-2000

Inst # 1996-26183

THIS INSTRUMENT PREPARED BY  
CHRISTOPHER R. SMITHERMAN  
ATTORNEY AT LAW  
908 NORTH MAIN STREET  
MONTEVALLO, AL 35115  
(205) 665-4337

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

Inst # 1996-26183