

This instrument was prepared by

Send Tax Notice To: TIMOTHY L. ADAMS

(Name) GENE W. GRAY, JR.

name
105 GRANDE VIEW LANE
address

(Address) 2100 SOUTHBIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35209, ALABAMA 351147

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$129,900.00)

to the undersigned grantor, R A J PROPERTIES, INC.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto TIMOTHY L. ADAMS, AND SPOUSE
DAWN P. ADAMS

(herein referred to as GRANTEEES) 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 35, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES, GIVIANPOUR ADDITION TO ALABASTER, AS RECORDED IN MAP BOOK 19 PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

THE PROPERTY CONVEYED HEREIN IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

\$123,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1996-32455

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TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 1996
R A J PROPERTIES, INC.

ATTEST:

By Richard A. Johnson, Pres.
RICHARD A. JOHNSON

STATE OF ALABAMA
COUNTY OF Jefferson

I, GENE W. GRAY, JR.
State, hereby certify that RICHARD A. JOHNSON
whose name as of R A J PROPERTIES, INC.

a Notary Public in and for said County in said

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of September 1996

GENE W. GRAY, JR.

Notary Public

EXHIBIT "A"

General and special taxes or assessments for 1996 and subsequent years not yet due and payable.

Building setback line of 30 feet reserved from Grande View Lane as shown by plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1995-5892, Inst. No. 1995-28544, Inst. No. 1996-339, Inst. No. 1996-26258, and Inst. No. 1996-29192 in Probate Office , and Inst #1995-28543.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138 page 170 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13 page 385 and Deed Book 325 page 546 in Probate Office..

Restrictions, limitations and conditions as set out in Map Book 19 page 100.

Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in, and as referenced in deed(s) recorded in Inst. No. 1995-25255 in the Probate Office.

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