

This instrument was prepared by:

Shelly Moss

DRIVE

Attorney at Law

4 Office Park Circle, Suite 116

Birmingham, Alabama 35223

Send tax notice to:

JOHN H. AARON, JR.
622 VALLEY VIEW

PELHAM, AL 35214

Inst # 1997-03646

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIPSTATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of NINETY NINE THOUSAND AND 00/100 (\$99,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DEAN T. ADAMS AND WIFE MARGARET W. ADAMS

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN H. AARON, JR. and CHRISTY D. AARON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in ~~JEFFERSON~~ ^{Shelby} County, Alabama to-wit:

LOT 27, IN BLOCK 4, ACCORDING TO THE SURVEY OF CAHABA VALLEY ESTATES, SEVENTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

\$ 96,677.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith.

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 (We) have set my (Our) hand(s) and seal(s), this 29TH day of NOVEMBER, 1996.

WITNESS:

_____(Seal) Dean T. Adams (Seal)
DEAN T. ADAMS

_____(Seal) Margaret W. Adams (Seal)
MARGARET W. ADAMS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that DEAN T. ADAMS and Margaret W. Adams whose name is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of NOVEMBER A.D., 1996.

Shelly Moss
notary public SHELLEY MOSS
MY COMMISSION EXPIRES 11-5-97

2323
12/9602/04/1997-03646
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE