

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: Wayne J. Osmundson Jr.

name

104 Blue Wing Circle

address

Pelham, AL 35124

Inst # 1997-10685

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY ONE THOUSAND AND NO/100

DOLLARS (\$161,000.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Mark Adair, Jr. and wife, Jill Adair

(herein referred to as grantors) do grant, bargain, sell and convey unto Wayne J. Osmundson Jr. and wife, Judith H. Osmundson

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 29, according to the Survey of Mallard Pointe First Addition as recorded in Map Book 11 page 86 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1997.

Subject to 35 foot building line, restrictions, covenants and conditions, easements, right of way, transmission line permit, and agreement with Alabama Power Company, of record.

\$ 144,900.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

04/07/1997-10685
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1001

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, we have hereunto set our hand(s) and seal(s), this 31st day of March, 19 97.

(Seal)

William Mark Adair, Jr.
William Mark Adair, Jr.

(Seal)

(Seal)

Jill Adair
Jill Adair

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that William Mark Adair, Jr. and wife, Jill Adair 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 31st day of March, A.D., 1997

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998