

SEND TAX NOTICE TO:

(Name) Wayne M. Adams
65 Adams Lane
 (Address) Leeds, Alabama 35094

This instrument was prepared by

(Name) William J. Adams
7130 Pelican Drive
 (Address) Buena, California 90620
 FM No. ATC 27th Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William J. Adams and wife, Joyce L. Adams,

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

Wayne M. Adams, a married man,

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

Shelby

County, Alabama to-wit:

Part of the N.W. $\frac{1}{4}$ -N.W. $\frac{1}{4}$ of Section 18, Township-18-South, Range-1-East and more particularly described as follows:

Commence at the Northwest corner of the above describe N.W. $\frac{1}{4}$ -N.W. $\frac{1}{4}$ for the Point of Beginning; thence in a southerly direction along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 263.92 feet; thence turn an angle of 90° 27' 38" to the left for 335.25 feet; thence 89° 32' 22" left for 263.92 feet to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90° 27' 38" left along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 335.25 feet to the Point of Beginning, and containing 2.93 acres, more or less.

Parcel No. 5

04/17/1997-11959
 02:06 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 WCD 9.00

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 15

day of April, 1997.

WITNESS:

 (Seal)

 (Seal)

 (Seal)

William J. Adams (Seal)
Joyce L. Adams (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Olivia D. New, a Notary Public in and for said County, in said State, hereby certify that William J. Adams and Joyce L. Adams 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 15 day of April, A. D. 1997
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
 MY COMMISSION EXPIRES: Feb. 14, 2000.
 BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Olivia D. New
 Notary Public

Inst # 1997-11959