

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
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PADEN & PADEN
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Birmingham, Alabama 35244

SEND TAX NOTICE TO:
TIMOTHY B. ADAMS
417 OAK GLEN LANE
BIRMINGHAM, AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY EIGHT THOUSAND and 00/100 (\$148,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LARRY E. BUFFALOE and DEBORAH L. BUFFALOE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY B. ADAMS and APRIL S. ADAMS, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 49, ACCORDING TO THE MAP AND SURVEY OF OAK GLEN, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 104, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Right of way granted to Alabama Power Company by instrument(s) recorded in Book 59, Page 346 and Book 75, Page 599.
3. Declaration of Protective Covenants as recorded in Book 45, Page 3.
4. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Book 53, Page 904.
5. Terms, agreements and right of way to Alabama Power Company, as recorded in Book 53, Page 907.
6. Notes and conditions as set out on recorded map.
7. 35 foot building line from Oak Glen Lane; 10 foot easement along the rear lot line, as shown on recorded map.

\$140,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

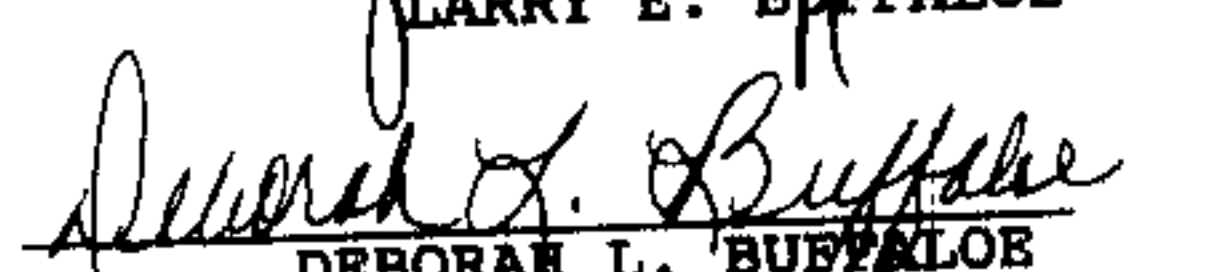
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee

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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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, LARRY E. BUFFALOE and DEBORAH L. BUFFALOE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of June, 1997.


LARRY E. BUFFALOE

DEBORAH L. BUFFALOE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LARRY E. BUFFALOE and DEBORAH L. BUFFALOE, HUSBAND AND WIFE, whose name(s) 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, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of June, 1997.


Notary Public

My commission expires: 8/22/2000

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