

This instrument was prepared by

Send Tax Notice To: MARC T. NEWTON

(Name) GENE W. GRAY, JR.

name

121 KENTWOOD TRAIL

address

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

ALABASTER, ALABAMA 35007

**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 THIRTY EIGHT THOUSAND NINE HUNDRED AND NO/100-----  
----- DOLLARS (\$138,900.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
R. BRETT ADAIR AND WIFE, DENA P. ADAIR

(herein referred to as grantors) do grant, bargain, sell and convey unto MARC T. NEWTON AND WIFE, DACY NEWTON

(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 119, ACCORDING TO THE SURVEY OF KENTWOOD, THIRD ADDITION, PHASE ONE, AS  
RECORDED IN MAP BOOK 19 PAGE 26 IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1998 WHICH ARE A LIEN BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1998.

BUILDING SETBACK LINES AND EASEMENTS AS SHOWN BY PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN  
INST. NO. 1995-25822.

RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED  
IN DEED BOOK 217, PAGE 418.

AGREEMENT FOR WATER LINE EASEMENT AS SET OUT IN INST. NO. 1992-18727.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 19 PAGE 26.

\$111,100.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE  
LOAN.

01/07/1998-00367  
09:49 AM CERTIFIED  
NOTARY PUBLIC

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, heirs and assigns, forever; it being the intention  
of the parties to this conveyance, that (unless the joint tenancy hereby created shall be 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 2nd  
day of January, 19 98.

\_\_\_\_\_  
(Seal)

R. Brett Adair  
R. BRETT ADAIR

(Seal)

\_\_\_\_\_  
(Seal)

Dena P. Adair  
DENA P. ADAIR

(Seal)

\_\_\_\_\_  
(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that  
R. BRETT ADAIR AND WIFE, DENA P. 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 2nd day of January, A.D., 19 98

GENE W. GRAY, JR.

Notary Public