

Send tax notice to:
Mrs. Carol V. Adams
1908 Crossvine Road
Birmingham, AL 35244

This Instrument Prepared By:
Gregory D. Hyde, Esq.
Feld, Hyde, Lyle, Wertheimer & Bryant, P.C.
2000 SouthBridge Pkwy., Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable considerations, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, John N. Adams and Carol V. Adams, husband and wife (hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto Carol V. Adams (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Second Addition to Riverchase West, Residential Subdivision, as recorded in Map Book 7, page 59 in the Probate Office of Shelby County, Alabama.

Source of Title: Book 214, Page 554, Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.

2. All recorded mortgages, recorded or unrecorded easements, liens, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, successors and assigns forever, against the lawful claims of all persons.

1998-16044
05/04/1998-16044
11:46 AM CERTIFIED
SHELBY COUNTY OFFICE OF PROBATE
DOE SNA 87.00

27th IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this day of APRIL, 1998.

John N. Adams
John N. Adams

Carol V. Adams
Carol V. Adams

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that John N. Adams and Carol V. Adams, husband and wife, whose names 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 this the 27th day of April, 1998.

Janet C. Miller
Notary Public

Janet C. Miller
Printed Name

[NOTARY SEAL]

My Commission Expires: AUGUST 28, 2001

Inst # 1998-16044

05/04/1998-16044
11:46 AM CERTIFIED
SHD BY COUNTY JUDGE OF PROBATE
00P SNA 87.00