

VALUE: \$

SEND TAX NOTICE TO:

✓ Thomas L. Best

P. O. Box 786

Columbiana, AL 35051

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Three Hundred and No/100 Dollars (\$2,300.00) plus execution of purchase money mortgage to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Michael J. Adney and wife, Donna Adney**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thomas L. Best** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of NW 1/4, Section 16, Township 21, Range 1 West, described as follows: Begin at a point where the Northern boundary of said Quarter-Quarter Section is intersected by the Northernmost right-of-way line of the Joinertown paved highway, and run thence in a Southeasterly direction along said highway right of way a distance of 340 feet to a point; thence turn to the left and run Northeasterly to a point on the Northern boundary of said Quarter-Quarter Section which is 340 feet from the point of beginning; thence turn to the left and run Westerly along the Northern boundary of said Quarter-Quarter section 340 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to road right of way and easements of record.

There is also conveyed to Grantee herein subject to the purchase money mortgage mentioned aforesaid, one Stylemar two-bedroom (now one bedroom due to previous modification) mobile home, serial number 2823931. Said mobile home not to be moved from the premises ~~or modified~~ in any way until the purchase money mortgage is paid in full.

Grantee accepts said mobile home "AS IS" "WHERE IS" without warranty of any kind, expressed or implied.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever

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.

Inst. # 1999-08622

03/02/1999-08622
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KMS 13.50

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 4 day
of November, 1997.

Michael J. Adney (SEAL)
Michael J. Adney

Donna Adney (SEAL)
Donna Adney

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Adney and wife, Donna Adney, 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 and official seal this 4th day of November, 1997.

Beverly M. Wells
Notary Public
MY COMMISSION EXPIRES JULY 28, 1999

lost # 1999-08622

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