

35,500.00

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.
State of Alabama)
County of Shelby)

Please send tax notices to:

Inst # 1999-10150

Marlene Kerley Adams
415 Shadeswood Drive
Hoover, AL 35226

03/10/1999-10150
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO4 NWS 51.50

Know all men by these presents, that in consideration of thirty-five thousand, five hundred dollars, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, William Thomas Stewart, Sue Mikul and Clyde Willard Pearce, Jr, do grant, bargain, sell, and convey unto FRANK BUCHANAN ADAMS AND WIFE MARLENE KERLEY ADAMS (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

One lot or parcel of land off of Lot #3, commencing at the NW corner of W P Denson's lot, on the E side of Montgomery Avenue, in the Town of Calera, Alabama and running N parallel with the said Montgomery Avenue 55 feet to the lot owned by Hiram Busby; thence E to the S and N Alabama Railroad Company; thence S along the right of way of the said S and N Alabama Railroad Company for 55 feet; thence W to the point of beginning. Said lot having a depth of ± 250 feet and a width of ± 55 feet, and lying and being in the Town of Calera, Shelby County.

Subject To:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 222, page 423 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

No part of the property conveyed herein forms any part of the homestead of any grantor.
Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

William Thomas Stewart, Sue Mikul and Clyde Willard Pearce, Jr do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and

assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, William Thomas Stewart, Sue Mikul, and Clyde Willard Pearce, Jr have set our hands and seals, this 05 March 1999.

Witness:

Diana S. Lee

William Thomas Stewart (Seal)
William Thomas Stewart

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that William Thomas Stewart, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 March 1999.

Myra June Stewart
Notary public

Expires 5-2-2000



Steven Sears

Sue Mikul (Seal)
Sue Mikul

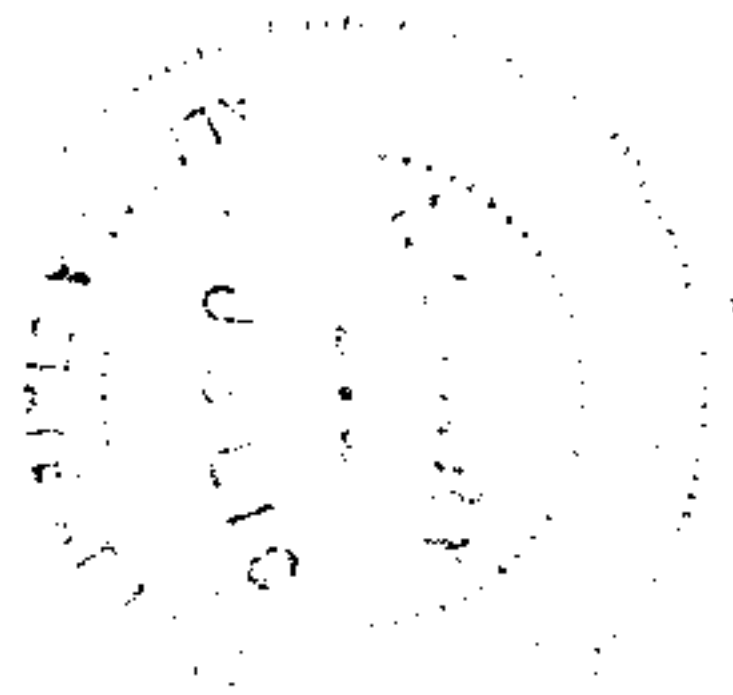
State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Sue Mikul whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 March 1999.

Edna Layne Pearl
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999



Steven Lee

Clyde Willard Pearce, Jr (Seal)

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Clyde Willard Pearce, Jr whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 March 1999.

Edna Lyle Pate
Notary public

MY COMMISSION EXPIRES OCTOBER 13, 1999



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