

This form provided by  
**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**  
P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**  
(Name) Wayne C. Adkins  
(Address) 1031 King Street  
Bessemer Ala 35020

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99  
**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** - Stewart Title Insurance Corp. of Houston, TX

**STATE OF ALABAMA**  
Shelby County } **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY

That in consideration of Two Hundred Eighty Two Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John D. McIntyre and wife, Peggy N. McIntyre

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wayne C. Adkins and Helen J. Adkins

(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 4, according to the map of survey of Shelby Shores, Bentley Addition, as recorded in Map Book 10, Page 65 in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way and permits of record.

\$120,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2000-25641  
08/01/2000-25641  
07:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 170.50

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 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of July, 2000.

WITNESS:

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

John D. McIntyre (Seal)  
Peggy N. McIntyre (Seal)

**STATE OF ALABAMA**  
Shelby }  
COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John D. McIntyre and Peggy N. McIntyre 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 28th day of July, A. D., 19 2000  
My Commission Expires: 10/16/2000  
\_\_\_\_\_  
Notary Public.