

SEND TAX NOTICE TO:

(Name) LILLY EPPERSON & JEAN COLLUM

P. O. BOX 276

(Address) PELHAM, AL. 35124

This instrument was prepared by

(Name) JEAN C. COLLUM

(Address) 111 SILVERLEAF DRIVE, PELHAM, AL. 35124

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100----- DOLLARS

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

FRANK BUCHANAN ADAMS AND WIFE, MARLENE KERLEY ADAMS

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

LILLY C. EPPERSON AND JEAN C. COLLUM

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, 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 NORTHWEST CORNER OF W. P. DENSON'S LOT, ON THE EAST SIDE OF MONTGOMERY AVENUE, IN THE TOWN OF CALERA, ALABAMA AND RUNNING NORTH PARALLEL WITH THE SAID MONTGOMERY AVENUE FIFTY FIVE FEET TO THE LOT OWNED BY HIRAM BUSBY, THENCE EAST TO THE SOUTH AND NORTH ALABAMA RAILROAD CO., THENCE SOUTH ALONG THE RIGHT OF WAY OF THE SAID SOUTH AND NORTH ALABAMA RAILROAD COMPANY., A DISTANCE OF FIFTY FIVE FEET, THENCE WEST TO THE POINT OF BEGINNING. SAID LOT HAVING A DEPTH OF TWO HUNDRED FIFTY FEET, MORE OR LESS, AND A WIDTH OF FIFTY-FIVE FEET, MORE OR LESS, AND LYING AND BEING IN THE TOWN OF CALERA, SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Inst # 2002-01115

01/07/2002-01115
04:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 96.00

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 WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 15TH day of DECEMBER, XX 2001

WITNESS:

(Seal)

(Seal)

(Seal)

Frank Buchanan Adams (Seal)
FRANK BUCHANAN ADAMS
Marlene Kerley Adams (Seal)
MARLENE KERLEY ADAMS

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that FRANK BUCHANAN ADAMS AND WIFE, MARLENE KERLEY ADAMS 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 15TH day of DECEMBER A.D., XX 2001

Sharon E. Dargatzis
Notary Public

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