

This instrument was prepared by
ANNE R. STRICKLAND
ATTORNEY AT LAW
5330 STADIUM TRACE PARKWAY, SUITE 250
BIRMINGHAM, AL 35244

Send Tax Notice To:
TROY ADAMS
SARAH MILLER
1981 CHANDAWAY DRIVE
PELHAM, AL 35124

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of One Hundred Forty-Eight Thousand and No/100 Dollars (\$148,000.00) to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, JAMES A. COUNTS and wife, CYNTHIA P. COUNTS, (herein referred to as GRANTORS) do, grant, bargain, sell and convey unto TROY ADAMS and SARAH MILLER, (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 112, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

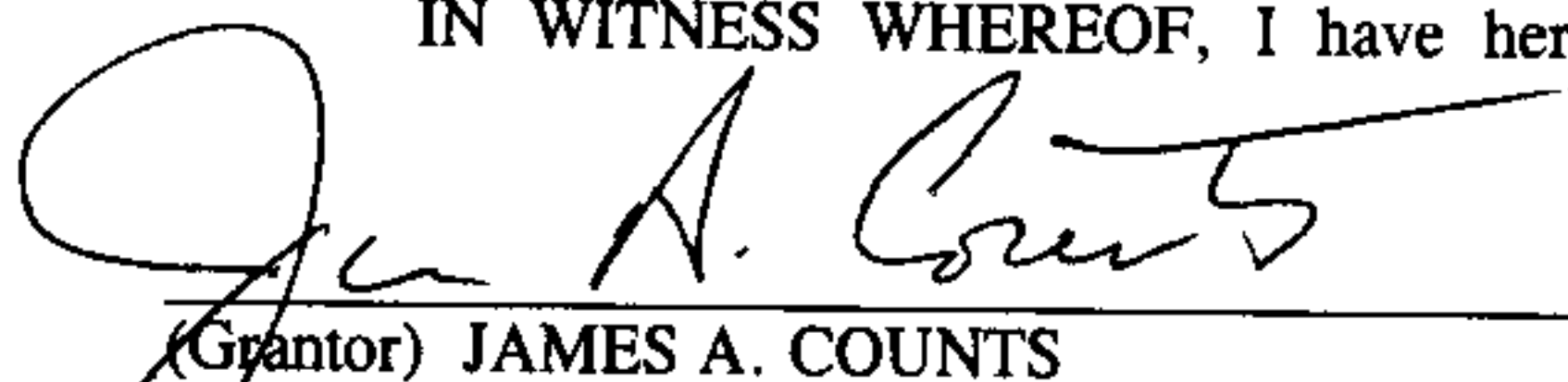
Subject to all easements, restrictions, covenants and rights-of-way of record; taxes for 2002 and subsequent years not yet due and payable.

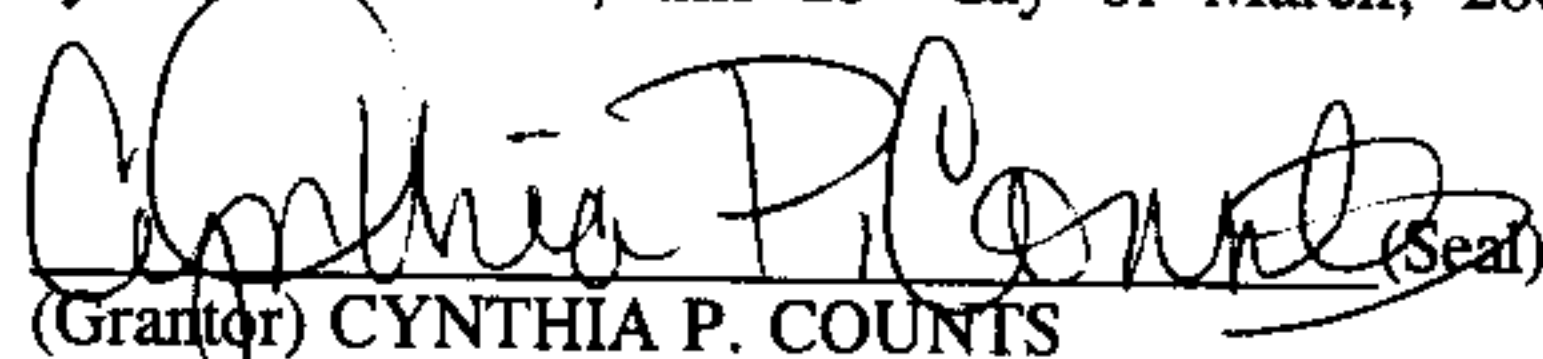
\$ 126,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs, executors, successors 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, executors, successors 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, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25th day of March, 2002.

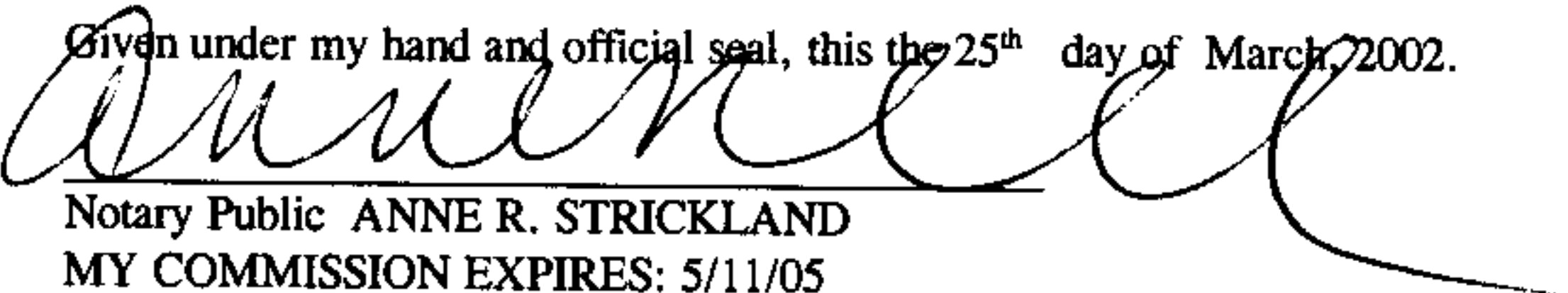
 (Seal)
(Grantor) JAMES A. COUNTS

 (Seal)
(Grantor) CYNTHIA P. COUNTS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, ANNE R. STRICKLAND, a Notary Public in and for said County in said State, hereby certify that James A. Counts and Cynthia P. Counts, 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 the 25th day of March, 2002.


Notary Public ANNE R. STRICKLAND
MY COMMISSION EXPIRES: 5/11/05

Inst # 2002-14577

03/28/2002-14577
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 33.00