

This instrument was prepared by

Send Tax Notice To: Maury L. Adams
name
6253 Victoria Drive
address
Pelham, Alabama 35124

(Name) William H. Halbrooks
#1 Independence Plaza, Suite 704
(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty-Eight Thousand, Five Hundred & no/100----(\$168,500.00)
Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank M. Carnaggio, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Maury L. Adams and Carlean B. Adams
(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 62, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements, and restrictions of record.

\$ 171,870.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Frank M. Carnaggio, grantee in Deed recorded in Inst. 1994-2130 is one and the same as Frank M. Carnaggio, grantor and grantee in Deed recorded in Inst. 1999-42070.

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, I have hereunto set my hand(s) and seal(s), this 28th day of May, ~~19~~ 2002.

(Seal) Frank M. Carnaggio (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify th
Frank M. Carnaggio
whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before n
on this day, that, being informed of the contents of the conveyance he executed the same voluntaril
on the day the same bears date.

Given under my hand and official seal this 28th day of May A.D., ~~19~~ 20

William H. Halbrooks
William H. Halbrooks Notary Public