



20021002000477910 Pg 1/2 37.00
Shelby Cnty Judge of Probate, AL
10/02/2002 15:02:00 FILED/CERTIFIED

This document prepared by:
Law Office of John A. Gant, P.C.
200 Office Park Drive, Suite 210
Birmingham, AL 35223

Send tax notice to:
Thomas Edward Adair
5017 Cameron Road
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Seven Thousand Five Hundred and 00/100 Dollars (\$227,500.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, CLAUDETTE H. CRANDALL, an unmarried person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto THOMAS EDWARD ADAIR and SANDRA BONNER ADAIR, joint tenants with rights of survivorship, (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

Lot 15, Block 1, according to the Survey of Kerry Downs, a subdivision Inverness, as recorded in Map Book 5, pages 135 and 136, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Two Hundred Four Thousand Seven Hundred Fifty and 00/100 Dollars (\$204,750.00) of the consideration is from a purchase money first mortgage and a second mortgage filed simultaneously with this deed.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their successors and assigns forever, against the lawful claims of all persons.

Dated this the 27th day of September, 2002.

Claudette H. Crandall
CLAUDETTE H. CRANDALL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that CLAUDETTE H. CRANDALL, whose name is signed to the foregoing conveyance and who is 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 the 27th day of September, 2002.

John A. Gant
NOTARY PUBLIC: JOHN A. GANT
My commission expires: 10/20/05