

SEND TAX NOTICE TO:

(Name) Troy A. Adair, Jr.

This instrument was prepared by

(Name) Patricia K. Martin, PC  
2090 Columbiana Rd.

(Address) Birmingham, Al. 35216

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred fifty-five thousand and no/100 (\$355,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,  
Elwanda H. Hardman, an unmarried woman

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

Troy A. Adair, Jr. and Tiffany Michelle Adair

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 4 and 5, according to the Map of Meadow Brook Estates, 8th Sector, as recorded in Map Book 8, Page 57 in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$180,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL  
05/26/2004 09:01:00 FILED/CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 19

day of May, 2004, 1904.

WITNESS:

(Seal)

Elwanda H. Hardman

(Seal)

(Seal)

ELWANDA H. HARDMAN

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elwanda H. Hardman, an unmarried woman 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of May, 2004

A. D., 19

MY COMMISSION EXPIRES: 4/28/2004

Patricia K. Martin

Notary Public