

This document prepared by:
Stuart Y. Johnson, L.L.C.
4 Office Park Circle, Ste. 112

Send Tax Notice To:
Barbara Adkins
51 Chancellor Ferry Rd.
Harpersville, AL 35078

Mtg amt: \$00.00

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Five Hundred and 00/100 Dollars (\$500.00) to the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, BARBARA H. ADKINS and FRANK W. ADKINS, husband and wife (herein referred to as GRANTOR)

(BARBARA H. ADKINS IS ONE AND THE SAME PERSON AS BARBARA HAMBY STONE, who is the record owner of the property described below through statutory warranty deed recorded in Book 187, Page 281, in the Probate Office of Shelby County, Alabama).

do hereby grant, bargain, sell and convey unto BARBARA H. ADKINS and FRANK W. ADKINS (herein referred to as GRANTEE(S)) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama:

The NE ¼ of the NE ¼ of Section 14, Township 20 South, Range 2 East; including, but not limited to, all dwellings, buildings and other structures located on said lands and all furniture, equipment, appliances, fixtures and other items of personality located on or about said lands, together with all rights of ingress and egress and other appurtenances thereto.

(\$00.00) of the above consideration is from a first mortgage filed simultaneously with this deed.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

Subject to all matters of public record including but not limited to easements, agreements, restrictions, covenants, and/or rights-of-way and subject to any and all matters visible by a survey of the property conveyed herein. Title to all minerals within and underlying the premises, together with all mining rights and release of damages are not warranted herein.

Subject to 2004 Property Taxes and subsequent years which are not yet due and payable.

To Have and To Hold, To the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion; 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) 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 we do for ourselves and for our executor and administrator covenant with said GRANTEE(S), their heirs and assigns, that we are lawfully seized in fee simple of said premises, that the said premises are free from all encumbrances, unless otherwise noted above, that we have a good right to sell and convey same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

Signed and dated this 30 day of August, 2004.

GRANTOR(S)

BY: Barbara H. Adkins
BARBARA H. ADKINS

BY: Frank W. Adkins
FRANK W. ADKINS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Stuart Y. Johnson, a Notary Public in and for said County, and in said State, hereby certify that BARBARA H. ADKINS and FRANK W. ADKINS, whose name is/are signed to the foregoing conveyance and who is/are 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 seal this 30th day of August, 2004.

Stuart Y. Johnson
NOTARY PUBLIC:
My commission expires: