

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, AL 35209

Send Tax Notice To: William H. Adams  
name  
4041 Saddle Run Circle  
address  
Pelham, AL 35124

**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 THIRTY NINE THOUSAND FIVE HUNDRED AND NO/100-----  
----- DOLLARS (\$139,500.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Elizabeth B. Rawlinson, A Single Woman

(herein referred to as grantors) do grant, bargain, sell and convey unto William H. Adams and wife, Peggy M. 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 58, according to the Survey of Saddle Run Subdivision, as recorded in Map  
Book 11, page 28, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2005.  
Subject to items on attached Exhibit "A".

Elizabeth B. Rawlinson, the grantor herein, is the surviving grantee in that  
certain deed recorded as Instrument #1995-17083; the other grantee, Glenn P.  
Rawlinson, having died on or about the 4th day of November,  
2004.

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 30th  
day of November, 2004.

\_\_\_\_\_(Seal) Elizabeth B. Rawlinson \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that  
Elizabeth B. Rawlinson, A Single Woman  
whose name(s) 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 30th day of November A.D., 2004

Larry L. Halcomb  
Notary Public

My Commission Expires January 23, 2006

**EXHIBIT "A"**

**Building line(s), as shown by recorded map.**

**Easement(s) as shown by recorded Map.**

**Conditions, Restrictions or Covenants recorded in Real Volume 144, page 124, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.**

**Transmission line permit to Alabama Power Company, as recorded in Deed Book 101, page 551 and Deed Book 112, page 49, in the Probate Office of Shelby County, Alabama.**

**Easement for Alabama Power Company recorded in Real Volume 142, page 195, in the Probate Office of Shelby County, Alabama.**

**Agreement with Alabama Power Company recorded in Real Volume 145, page 712 and covenants pertaining thereto recorded in Real Volume 145, page 705, in the Probate Office of Shelby County, Alabama.**

**Release of Damages and Mineral and mining rights and rights incident thereto recorded in Deed Book 79, page 297, in the Probate Office of Shelby County, Alabama.**

**Subdivision is to provide for construction of single family residences only, as shown by recorded plat in the Judge of Probate Office of Shelby County, Alabama.**