

PREPARED BY:

KRISTY LIGGAN RILEY, LLC 1950 Stonegate Drive Suite 150 Vestavia Hills, Alabama 35242

SEND TAX NOTICE TO:

CYNTHIA S. ADAMS 106 Grande View Circle Maylene, AL 35114

FILE #B21514

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY THREE THOUSAND & 00/00 (\$193,000.00) Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, We, Eric Reed Habshey and Jill Habshey, husband and wife, herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Cynthia S. Adams and husband David N. Adams, herein referred to as Grantees, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 3, according to the map or survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, Page 100, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- Advalorem property taxes for the current tax year, 2005.
- Easements, restrictions, covenants and reservations of record.

Simultaneously with the delivery of this deed, grantee executed a purchase money mortgage in the amount of \$193,000.00 to secure an amount borrowed to finance the above described property.

TO HAVE AND TO HOLD to 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal this 4th day of April, 2005.

Eric Reed Habshey

{SEAL}

{SEAL}

Jill Habshey

COUNTY OF SHELBY Jefferson;
I, THE UNIDEDCUT

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Eric Reed Habshey and Jill Habshey, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 2005.