This instrument was prepared by: Mike T. Atchison P O Box 822 Columbiana, AL 35051

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

## STATE OF ALABAMA)

## KNOW ALL MEN BY THESE PRESENTS,

#### SHELBY COUNTY)

That in consideration of TEN THOUSAND AND NO/00 (\$10,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

## JAMES W. ADAMS, A MARRIED MAN

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

#### JAMES W. ADAMS AND BETTY C. ADAMS

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, towit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

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

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1<sup>ST</sup> day of June, 2005.

JAMES W. ADAMS

STATE OF ALABAMA) SHELBY COUNTY )

I, the undersigned authority, MICHAEL T. ATCHISON, a Notary Public in and for said County, in said State hereby

JAMES W. ADAMS

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 1st day of June, 2005.

Notary Public My commission expires: 10-16-08

20050603000268580 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 06/03/2005 08:58:02AM FILED/CERT

# EXHIBIT "A" LEGAL DESCRIPTION

Beginning at a found 2 inch capped pipe corner that is the Southeast corner of Fraction 1, Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 89 degrees 49 minutes 38 seconds West along the South line of said Section 23 a distance of 965.22 feet to a set rebar corner on the easterly margin of Shelby County Highway No. 301 in the curve to the left having a central angle of 09 degrees and a radius of 1,036.93 feet; thence run northwesterly along the arc of said right of way curve an arc distance of 177.77 feet to the P.T. of said curve; thence run North 47 degrees 35 minutes 41 seconds West along said margin of said highway a tangent distance of 290.50 feet to a found rebar corner; thence run North 89 degrees 49 minutes 39 seconds East along an existing fence line a distance of 1,288.39 feet to a found steel corner; thence run South 00 degrees 10 minutes 21 seconds East a distance of 336.23 feet to the point of beginning.
According to the survey of Joseph E. Conn, Jr., dated February 15, 2005.

Shelby County, AL 06/03/2005 State of Alabama Deed Tax:\$10.00