

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. and Mrs. Jason A. Adams
81 County Hwy 60
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FORTY FOUR THOUSAND FIVE HUNDRED AND NO/00 (\$144,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BEVERLY G. LEE, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **JASON ALAN ADAMS and RHONDA LYNN ADAMS, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

1. Taxes for the year 2006 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
3. Right of way granted to Shelby County recorded in Volume 217, Page 654.
4. Pumping station previously leased to Vincent Water Board as recorded in Inst. No. 1995-29204.

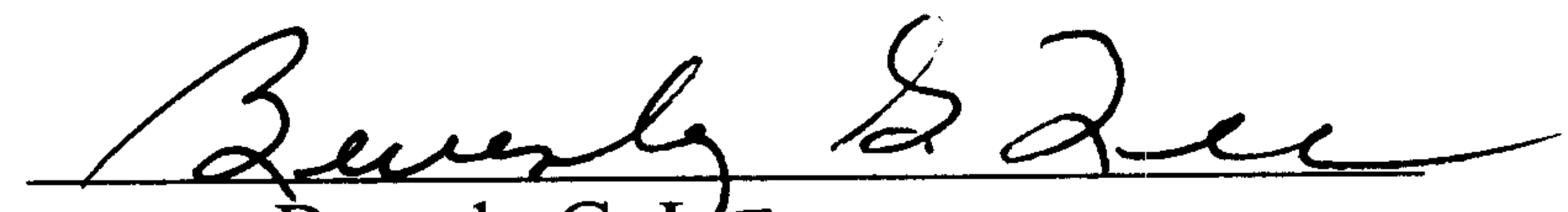
\$137,250.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER RESPECTIVE SPOUSE.

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.

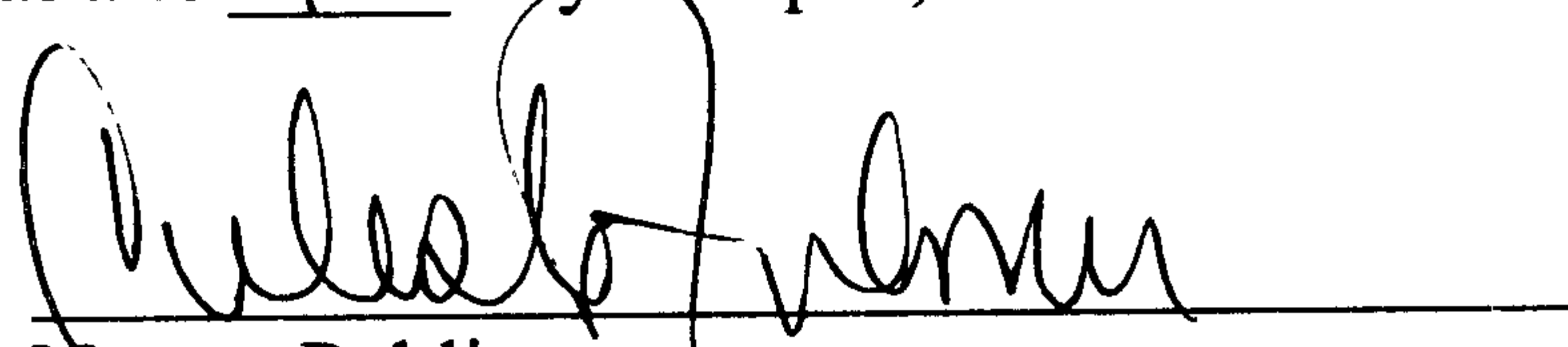
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of April, 2006.


Beverly G. Lee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Beverly G. Lee, 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 7th day of April, 2005.


Notary Public

My commission expires: 10-6-08



20060407000162910 2/2 \$21.50
Shelby Cnty Judge of Probate, AL
04/07/2006 02:52:20PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 19 South, Range 2 East, described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 2; thence South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 2521.10 feet; thence 61 deg. 52 min. to the right in a Southwesterly direction a distance of 328.14 feet; thence 69 deg. 15 min. to the right in a Northwesterly direction a distance of 179.67 feet; thence 11 deg. 15 min. to the right a distance of 307.29 feet; thence 51 deg. 05 min. to the right in a Northerly direction a distance of 38.55 feet to the point of beginning; thence continue along the last named course a distance of 400.00 feet; thence 90 deg. 00 min. to the right in an Easterly direction a distance of 200.00 feet; thence 90 deg. 00 min. to the right in a Southerly direction a distance of 557.92 feet to the Northerly right-of-way line of a public road, said point being on a curve to the right having a central angle of 2 deg. 32 min., a Radius of 2,150.40 feet; thence in a Northwesterly direction along the arc of said curve a distance of 108.82 feet to the point of tangent; thence along said tangent a distance of 146.04 feet to the point of beginning.

Shelby County, AL 04/07/2006
State of Alabama

Deed Tax: \$7.50