

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK S, SUITE 451 N
BIRMINGHAM, ALABAMA 35243

(Address)

STATE OF **ALABAMA**
COUNTY OF **Shelby**

Send tax notice to:
REBECCA C. ADAMS
CARL ADAMS III

(Name)

322 REACH COURT
BIRMINGHAM, AL 35242

(Address)


20061204000586640 1/4 \$76.00
Shelby Cnty Judge of Probate, AL
12/04/2006 01:44:48PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND FIFTY SEVEN THOUSAND dollars (\$157,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), CYNTHIA A. BROWN, AN UNMARRIED PERSON (herein referred to as Grantor) do, grant, bargain, sell and convey unto REBECCA C. ADAMS, AN UNMARRIED PERSON, and CARL ADAMS III, A MARRIED PERSON, DAUGHTER AND FATHER (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF 101,000.00 IS FILED HERewith.

THIS PROPERTY WILL NOT CONSTITUTE AS THE HOMESTEAD OF CARL ADAMS, III OR THAT OF HIS SPOUSE.

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

Shelby County, AL 12/04/2006
State of Alabama

Deed Tax: \$56.00

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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 (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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, 11/14/06.

Cynthia A. Brown (Seal)
CYNTHIA A. BROWN


20061204000586640 2/4 \$76.00
Shelby Cnty Judge of Probate, AL
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____ (Seal)

STATE OF ALABAMA

COUNTY OF Shelby

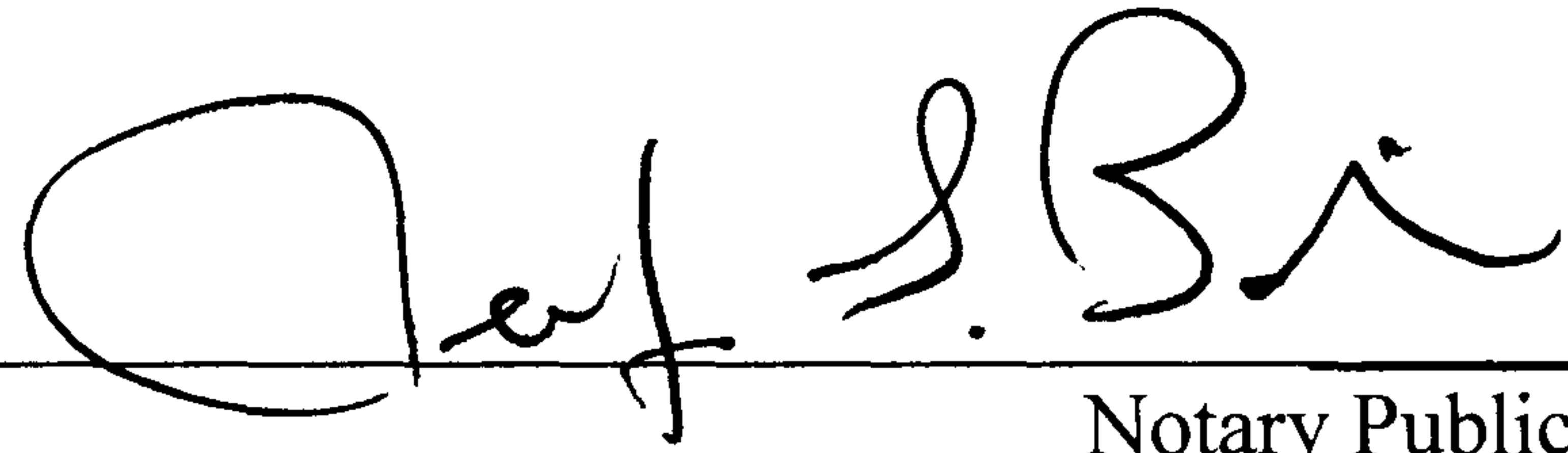
General Acknowledgment

I, Jennifer L. Banik, a Notary Public in and for said County in said State, hereby certify that CYNTHIA A. BROWN, AN UNMARRIED PERSON 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.

Jennifer L. Banik
Notary Public, AL State at Large
My Comm. Expires Feb. 7, 2009

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Given under my hand and official seal, this 11/14/06.



Notary Public

Jennifer L. Barik
Notary Public - AL State at Large
My Comm. Expires Feb. 7, 2009

Return to: William Patrick Cockrell
WPC & Associates LLC
2 Office Park Circle
Suite 105
Birmingham, Alabama 35223



20061204000586640 3/4 \$76.00
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20061204000586640 4/4 \$76.00
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EXHIBIT A

Lot 46, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Page 11A & 11B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument #2000-9755, as amended by instruments recorded in Instrument #2000-17136, Instrument #2000-36696 and Instrument #2001-38328, all recorded in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").