

20080306000091180 1/2 \$334.00
Shelby Cnty Judge of Probate, AL
03/06/2008 08:40:05AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Hundred, Twenty Thousand and no/100 Dollars (\$320,000.00)** and other good and valuable consideration to the undersigned grantor,

JERRY R. ADAMS, SR., a married man

in hand paid by the grantee,

JAMES L. HART

the receipt whereof is hereby acknowledged the said Grantor does grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Waxa Subdivision, as recorded in Map Book 5, Page 5 in the Probate Office of Shelby County, Alabama.

Subject to:

1. 2008 and subsequent years ad valorem taxes
2. Restrictive covenants and conditions recorded in Deed Book 235, page 550
3. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
4. Subject to rights of Alabama Power Company for flod rights below 397' datum plane, see Deed Book 242, Page 369 and Deed Book 248, Page 287.

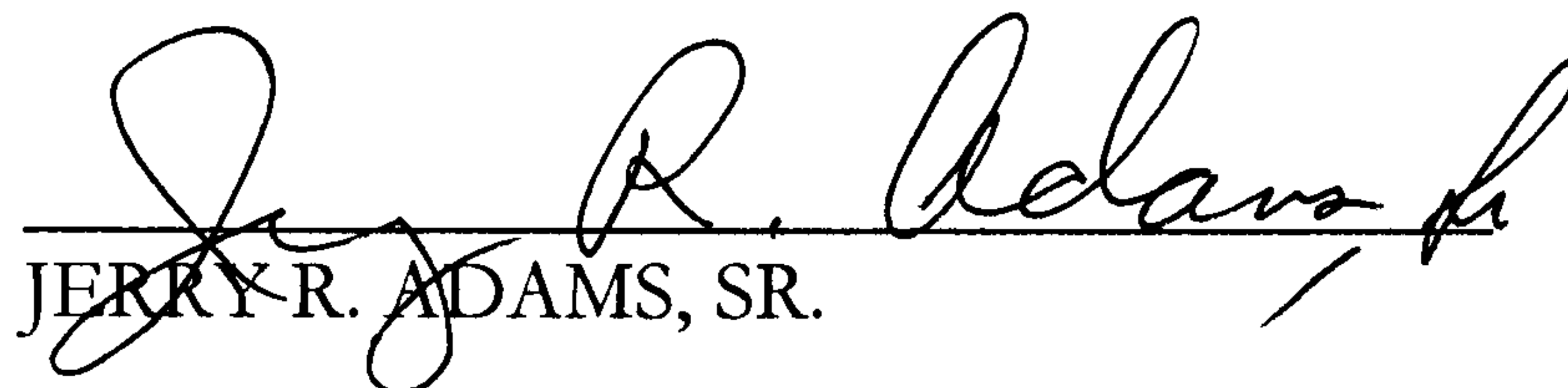
The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, to the said grantee, **JAMES L. HART**, his heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 29th day of February, 2008.

WITNESS:


JERRY R. ADAMS, SR.

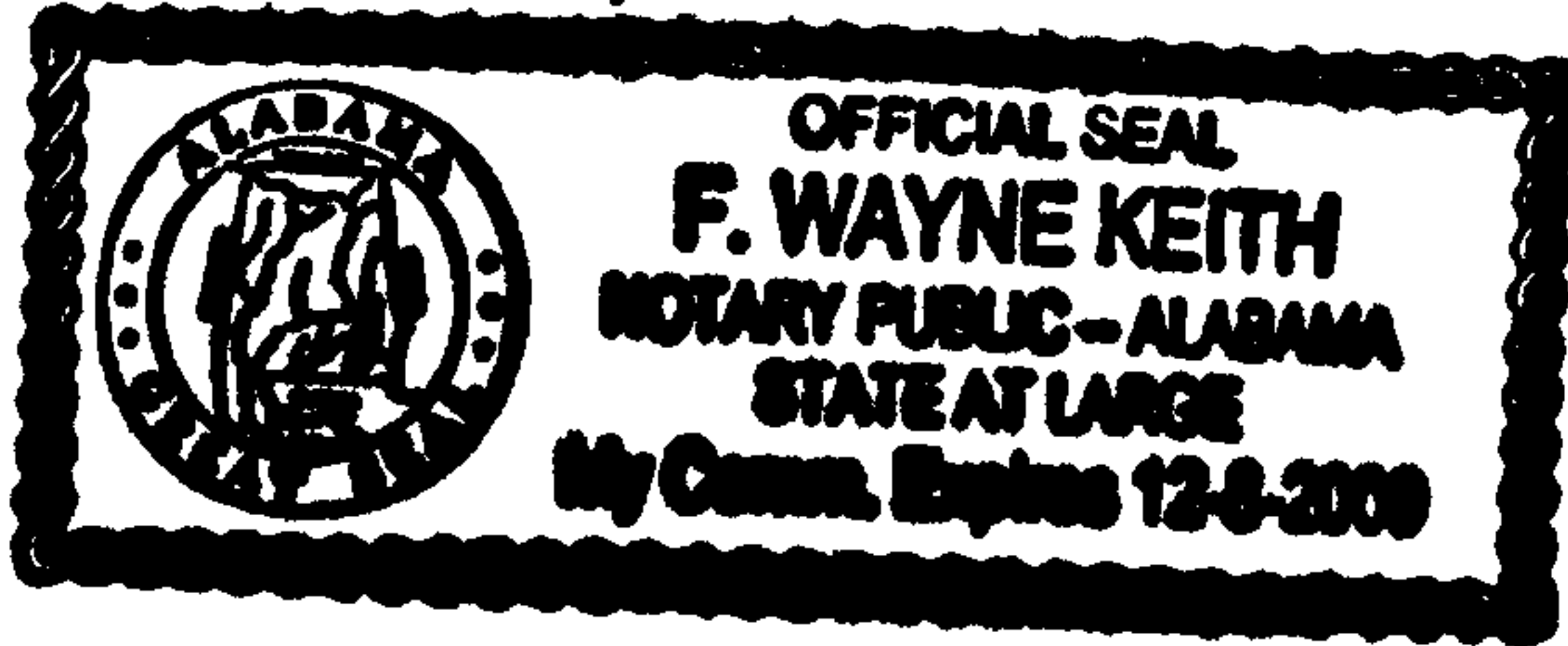


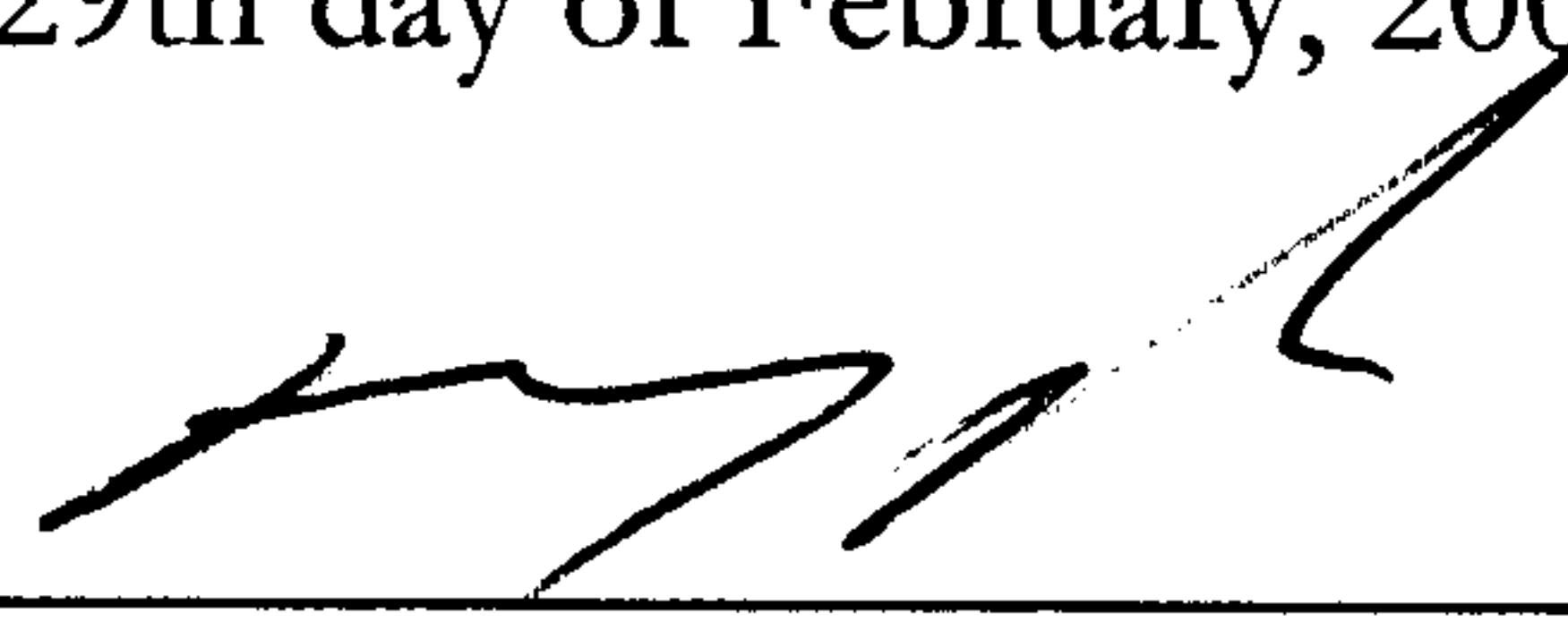
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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jerry R. Adams, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of February, 2008.





Notary Public

This Instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
James L. Hart
1730 Vestwood Hills Drive
Birmingham, Alabama 35216

Shelby County, AL 03/06/2008
State of Alabama

Deed Tax: \$320.00