THIS INSTRUMENT PREPARED BY:
William R. Justice, Attorney at Law
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:

Ms. Mary M. Adair
1009 Pilgrim Lane
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED

20080311000100170 1/2 $22.00
Shelby Cnty Judge of Probate, AL
03/11/2008 02:03:15PM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED FIFTY SIX THOUSAND NINE HUNDRED AND NO/100----------DOLLARS ($156,900.00)**, to the undersigned grantor, **JAW, INC.,** (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **MARY M. ADAIR,** (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 155, according to the Survey of Lexington Parc, Sector 1, as recorded in Map Book 38, Page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

$149,055.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

LESS AND EXCEPT:

1. Title to all oil, gas and minerals within and underlying the premises, together with all oil mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
2. 25' setback line front as shown on recorded Map Book 38, Page 81
3. 7' setback line each side as shown on recorded Map Book 38, Page 81.
4. 25' setback line rear as shown on recorded Map Book 38, Page 81.
5. 8' easement front as shown on recorded Map Book 38, Page 81.
6. Easement to Nathan S. Stamps as recorded in Instrument #20051202000623970.
7. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document recorded in Instrument #20070501000200350, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said Grantee, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantee**, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantee**, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Member, **Allen Wright**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 10th day of March, 2008.

JAW, INC.

BY: _____
Allen Wright, President

NOTARY ACKNOWLEDGMENT ATTACHED

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Allen Wright, whose name as President of JAW, Inc., 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, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 10th day of March, 2008.

William R Justice
Notary Public

My Commission Expires: 9/12/11

Shelby County, AL 03/11/2008
State of Alabama

Deed Tax:$8.00