

20080904000353120 1/1 \$65.00
Shelby Cnty Judge of Probate, AL
09/04/2008 01:26:29PM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
JEFFERSON COUNTY**

Shelby County, AL 09/04/2008
State of Alabama

Deed Tax: \$54.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Two Hundred Sixty Eight Thousand Nine Hundred and No/100 (\$268,900.00) and other valuable considerations to the undersigned GRANTOR(S), DANIEL E. HECKER AND IVA D. HECKER, HUSBAND AND WIFE, (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents GRANT, BARGAIN, SELL and CONVEY unto ROBERT M. ADAMS AND PETER J. ADAMS, (hereinafter referred to as GRANTEE(S)), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 37, ACCORDING TO THE SURVEY OF SANDPIPER TRAIL SUBDIVISION, SECTOR II, AS RECORDED IN MAP BOOK 12, PAGES 44,45,46 AND 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$215,120.00 OF THE PURCHASE PRICE RECEIVED ABOVE WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

SUBJECT TO: EASEMENTS, RESTRICTIVE COVENANTS AND RIGHT OF WAYS AS SHOWN BY THE PUBLIC RECORDS. AD VALOREM TAXES FOR THE YEAR 2008 ARE NOT YET DUE AND PAYABLE.

TO HAVE AND TO HOLD, to the said GRANTEE(S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself(ourselves) and for my(our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I(we) have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this the 29TH day of August, 2008

Daniel E. Hecker
DANIEL E. HECKER

Iva D. Hecker
IVA D. HECKER

BY: Iva D. Hecker
IVA D. HECKER,
BY HIS ATTORNEY-IN-FACT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said county and state hereby certify that IVA D. HECKER INDIVIDUALLY AND AS ATTORNEY IN FACT FOR DANIEL E. HECKER whose names is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his/their capacity as such Attorney In Fact, and with full authority, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 29TH day August, 2008

My Comm. Exp.:

CHRISTOPHER P. MOSELEY
MY COMMISSION EXPIRES 10/07/09

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
2871 ACTON ROAD, SUITE 101
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
PETER J. ADAMS
5340 RIVERBEND TRAIL
HOOVER, AL 35244