

Shelby County, AL 07/13/2009

State of Alabama

Deed Tax : \$3.00

*This instrument was prepared by:*

David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

*Send tax notice to:*

Anthony Swindle  
322 Reach Court  
Birmingham, Alabama 35242

## WARRANTY DEED

STATE OF ALABAMA )

SHELBY COUNTY )

## KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Rebeccah C. Adams, an unmarried woman and Carl Adams, III, a married man,**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

## Anthony Swindle

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" attached hereto**

\$152,192.00 of the proceeds come from a mortgage recorded simultaneously herewith.

The property described above does not constitute the homestead of the grantor, Carl Adams, III, nor his spouse.

Subject to:

- (1) 2009 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantors; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have set our hands and seals, this 1st day of July, 2009.

Rebecca C Adams by Al Adams (Seal) Al Adams (Seal)  
Rebecca C. Adams, by her attorney in fact Carl Adams, III  
Attorney in fact  
Carl Adams, III

STATE OF ALABAMA )

JEFFERSON COUNTY)

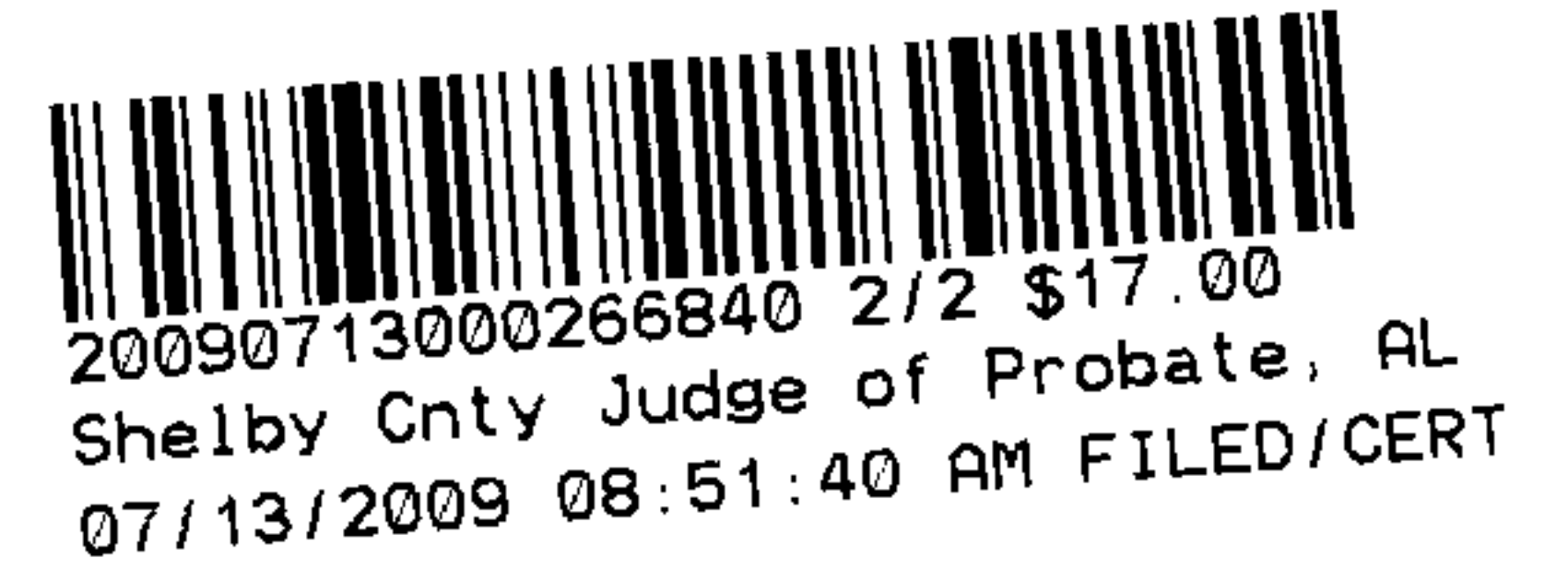
I, the undersigned Notary Public in and for said County, in said State, hereby certify that Rebecca C. Adams, by and through her attorney in fact Carl Adams, III, and Carl Adams, III whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, both individually and in his capacity as attorney in fact for Rebecca C. Adams, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2009.

Notary Public: David P. Condon  
My Commission Expires: 2-12-10

*My Commission Expires: 2-12-10*

# EXHIBIT A



**Lot 46, according to the Amended Plat of Final Record Plat of Narrows Reach, as recorded in Map Book 27, Pages 11 A & 11 B in the Probate Office of Shelby County, Alabama; being situated in 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 No. 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").**