

This instrument was prepared by:  
Michael T. Atchison, Attorney at Law, Inc.  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Nathan J. Adams  
1336 Highway 440  
Chelsea,, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Ten Thousand dollars and Zero cents (\$110,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of J.D. Davis, deceased, Probate Case No. PR-2009-000182, in the Probate Office of Shelby County, Alabama (herein referred to as grantors) do grant, bargain, sell and convey unto Nathan J. Adams and Darla M. Adams (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4A, according to a Resurvey of Lots 4 and 5 of Davis Family Subdivision, as recorded in Map Book 42, Page 15, in the Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$107,211.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto 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 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 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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, this 10th day of November, 2010.

_____ (Seal)	_____ (Seal) The Estate of J.D. Davis, deceased, Probate Case No. PR-2009-000182
_____ (Seal)	By <u>George Davis</u> (Seal) By: George Davis - Executor
_____ (Seal)	By <u>James David Davis</u> (Seal) By: James David Davis - Executor
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Estate of J.D. Davis, deceased, Probate Case No. PR-2009-000182, in the Probate Office of Shelby County, Alabama, By: George Davis, Co-Executor and James David Davis, Co-Executor 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of November, 2010.

My Commission Expires: 10-16-12

Michael T. Atchison  
Notary Public

