

This Instrument Prepared By:
Christopher R. Smitherman, Attorney at Law
Law Offices of Christopher R. Smitherman, L.L.C.
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Joseph T. Adams
Gladys R. Adams
317 West Milgray Lane
Calera, AL 35040

STATE OF ALABAMA)
,)
SHELBY COUNTY)

**WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand & 00/100 Dollars (\$5,000.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Montevallo Small Engines, Inc**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Joseph T. Adams and wife, Gladys R. Adams**, hereinafter called "Grantees" 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 **Shelby County, Alabama**, to wit:

A lot of land situated in the SW 1/4 of NW 1/4 and in NW 1/4 of SW 1/4 of Section 3, Township 24 North, Range 12 East, being more particularly described as follows: Commence at the SW corner of SW 1/4 of NW 1/4 of Section 3, Township 24 North, Range 12 East and run South 88 degrees 34 minutes East 349.32 feet to the point of beginning of the lot herein described; from said point of beginning run North 8 degrees 53 minutes East 296.0 feet to the South right of way line of Highway No. 25; run thence South 72 degrees 39 minutes West along said highway right of way 201.0 feet to the East line of the L.A. Battle property; run thence South 10 degrees 24 minutes East along the East line of the L.A. Battle property 260.33 feet; run thence North 87 degrees 45 minutes East 29.70 feet; run thence South 6 degrees East 130.5 feet; run thence North 87 degrees 05 minutes East along a fence 227.5 feet; run thence North along a fence 172 feet; run thence South 74 degrees 20 minutes West 83 feet to the point of begining.

LESS AND EXCEPT, Property conveyed to State of Alabama recorded in Inst. No. 2004-32902, Probate Office Shelby County, Alabama.

Subject to all items of record.

Note: Subject to Mortgage in favor of Central State Bank dated March 3rd 2006 and recorded at Shelby County Probate Office Instrument No. 20060314000119490 recorded on the 14th day of March 2006.

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

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to

the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31 day of December, 2010.

GRANTOR

Joseph T. Adams (L.S.)
Joseph T. Adams - President
Montevallo Small Engines, INC

Mike T. Adams (L.S.)
Mike T. Adams - Secretary
Montevallo Small Engines, INC.

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Joseph T. Adams, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31 day of December 2010.

Chris Smitherman
NOTARY PUBLIC

My Commission Expires: 5-13-2012