

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

Send Tax Notice To: James W. Adams
339 Hwy 301
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Two Hundred Eighty Eight Thousand dollars and Zero cents (\$288,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David Adams and wife, Kari Dawn Adams (herein referred to as grantors) do grant, bargain, sell and convey unto James W. Adams and Catherine 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

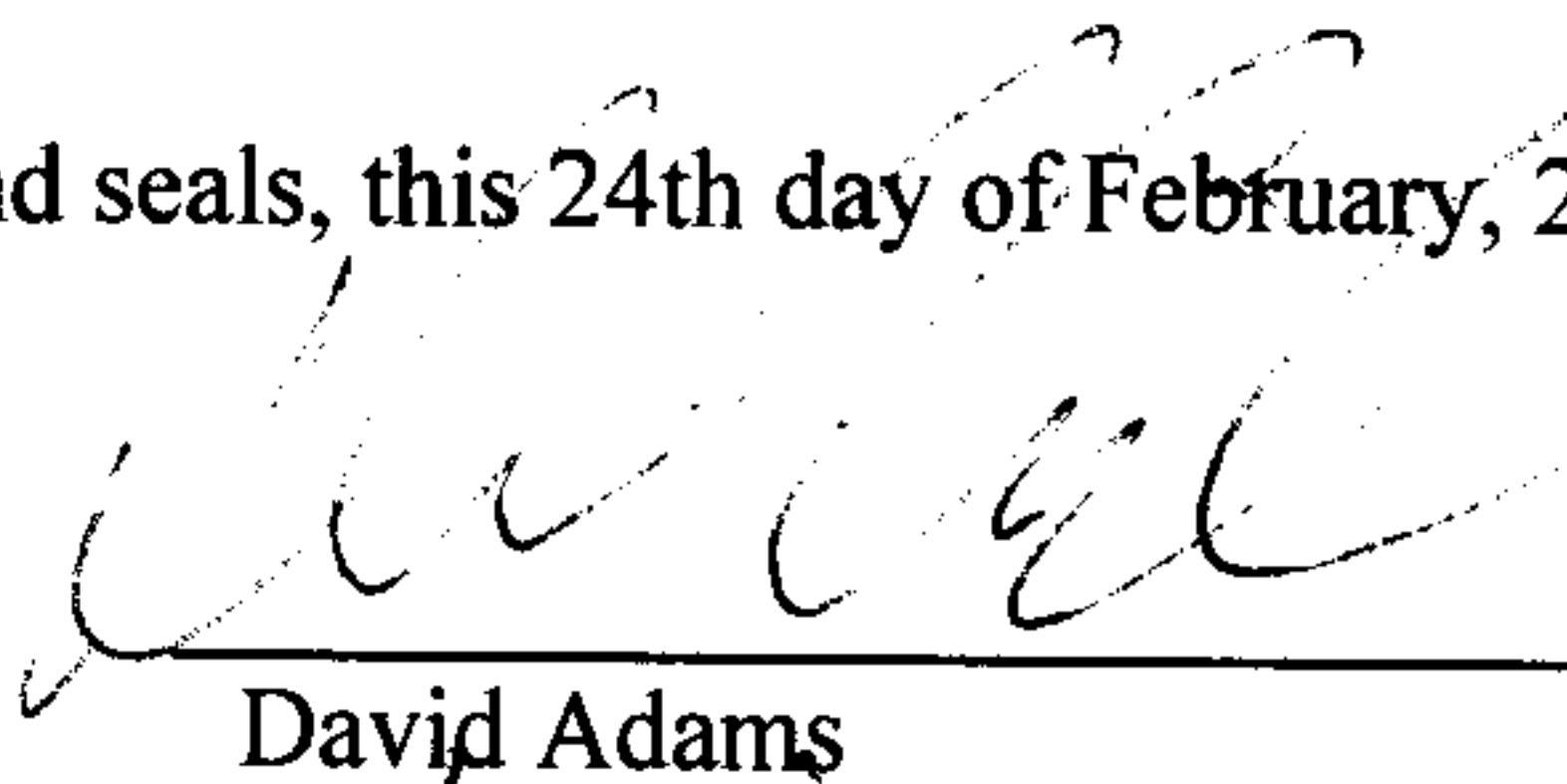
\$288,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 24th day of February, 2011.

(Seal)


David Adams

(Seal)

(Seal)


Kari Dawn Adams

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

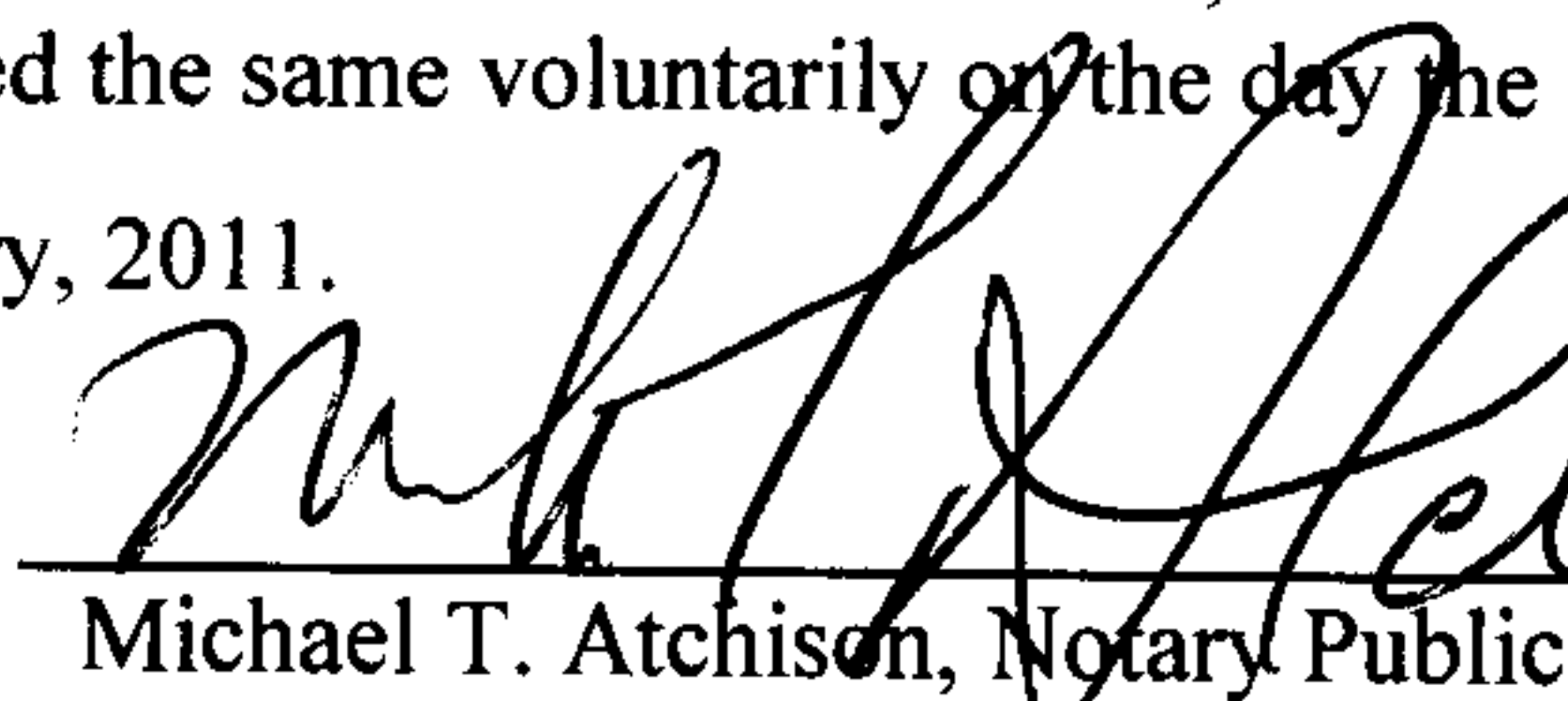
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General Acknowledgment

SHELBY COUNTY

I, Michael T. Atchison, a Notary Public in and for said County, in said State, hereby certify that David Adams and wife, Kari Dawn Adams whose names are signed to the foregoing conveyance, and who are 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 24th day of February, 2011.


Michael T. Atchison, Notary Public

My commission expires: 10/16/2012


20110302000069410 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/02/2011 09:42:01 AM FILED/CERT

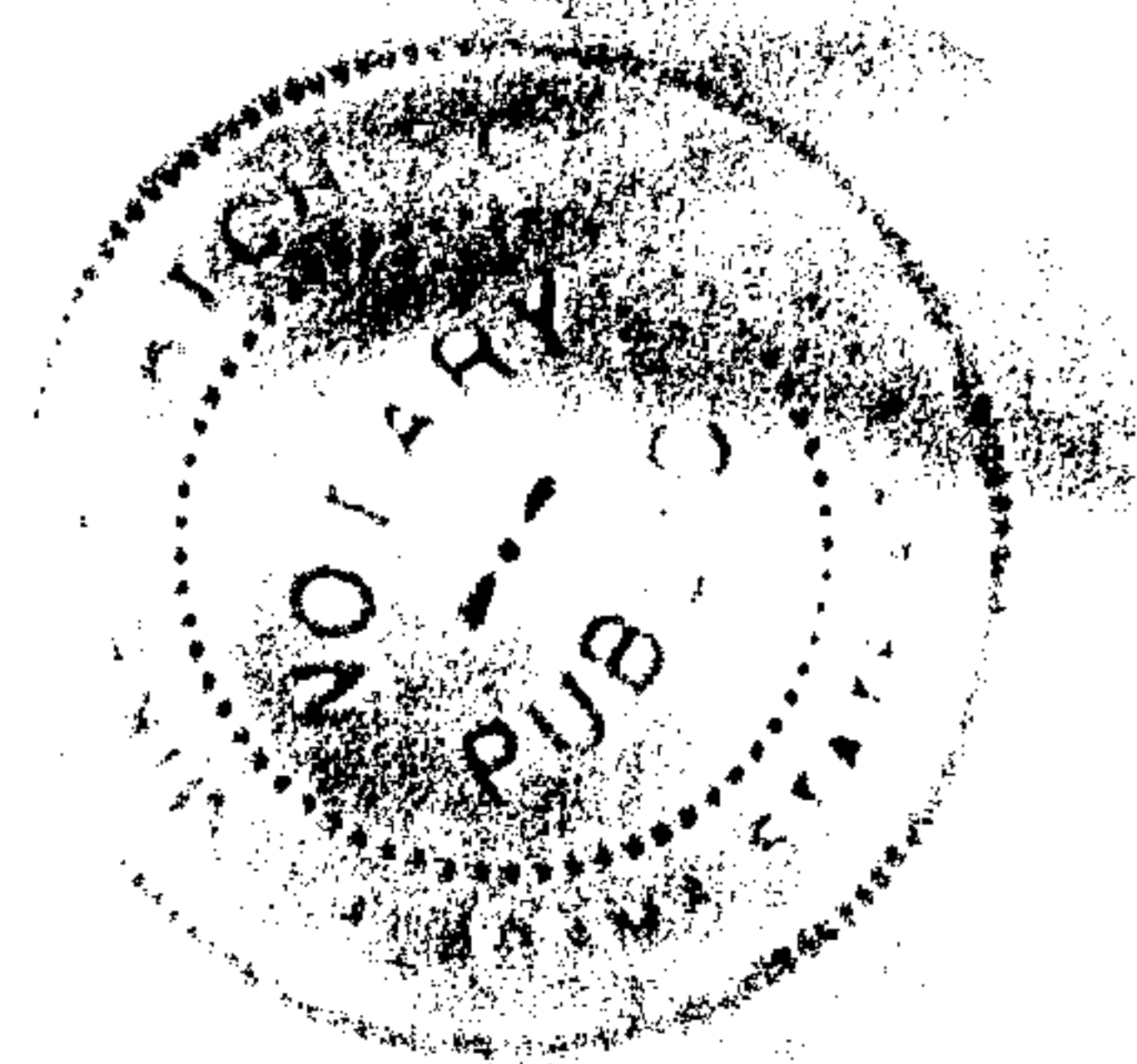


EXHIBIT A

PARCEL 2:

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 31 minutes 46 seconds West along the East line of said quarter-quarter section a distance of 1,122.24 feet to a set rebar corner; thence run South 75 degrees 57 minutes 31 seconds West a distance of 183.75 feet to a set rebar corner and the point of beginning of the property, Parcel – 2 being described; thence continue last described course a distance of 135.00 feet to a set rebar corner; thence run North 14 degrees 02 minutes 29 seconds West a distance of 160.00 feet to a set rebar corner; thence run North 75 degrees 57 minutes 31 seconds East a distance of 135.00 feet to a set rebar corner; thence run South 14 degrees 02 minutes 29 seconds East a distance of 160.00 feet to the point of beginning.

ALSO, There is a proposed twenty foot wide (20.0') access easement for ingress and egress and utilities into Parcel 2, the centerline of which is described as follows:

ACCESS EASEMENT:

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 31 minutes 46 seconds West along the East line of said quarter-quarter section a distance of 1,122.24 feet to a set rebar corner; thence run South 75 degrees 57 minutes 31 seconds West a distance of 318.75 feet to a set rebar corner; thence run North 14 degrees 02 minutes 29 seconds West a distance of 160.00 feet to a set rebar corner; thence run North 75 degrees 57 minutes 31 seconds East a distance of 19.51 feet to a point in the centerline of an existing graveled surface driveway and the point of beginning, on the centerline, of the easement, being described; thence run North 53 degrees 41 minutes 17 seconds West a distance of 27.24 feet to a P.I. point; thence run North 07 degrees 37 minutes 16 seconds West a distance of 114.78 feet to a point on the southerly margin of Shelby County Highway No. 306 and the end of required easement.

