

NEITHER TITLE NOR SURVEY EXAMINED BY PREPARER AT THE REQUEST OF THE PARTIES
HEREIN.

This instrument was prepared by
CHESLEY P. PAYNE, ATTORNEY
MASSEY, STOTSER & NICHOLS, P.C.
1780 GADSDEN HIGHWAY
BIRMINGHAM, AL. 35235

SEND TAX NOTICE TO:
GINA A. ADAMS
1444 Highland Lakes Trail
Birmingham, AL. 35242

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JAMES T. ADAMS, an unmarried man** (hereinafter referred to as GRANTORS) hereby remise, release, quit claims, and conveys to **GINA A. ADAMS** (hereinafter referred to as GRANTEE), all their right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" attached hereto and made a part hereof, as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 2012 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, on this the 20th day of April, 2012.

James T. Adams (SEAL)
JAMES T. ADAMS

STATE OF ALABAMA)
MOBILE COUNTY)

I, the undersigned, a Notary Public, in and for the said County, in said State, hereby certify that JAMES T. ADAMS, an unmarried man, whose name is 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 executed the same voluntarily and as his act on the day the same bears date.

Given under my hands and official seal this the 20th day of April, 2012.


20120503000152960 1/2 \$172.50
Shelby Cnty Judge of Probate, AL
05/03/2012 09:19:15 AM FILED/CERT

Charlotte L. Turner
Notary Public
My Commission Expires: 8/28/13

Shelby County, AL 05/03/2012
State of Alabama
Deed Tax: \$157.50

EXHIBIT "A"

Lot 312, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, as recorded in Map Book 21, Page 124, in the Probate Office of Shelby County, Alabama.

Together with non-exclusive easement to use the private roadways, Common Areas all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded in Instrument No. 1994-07111 in the Probate Office of Shelby County, Alabama and the Declarations of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 3rd Sector, recorded in Instrument No. 1996-17544 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

