



20230120000016890 1/3 \$55.50  
Shelby Cnty Judge of Probate, AL  
01/20/2023 01:32:44 PM FILED/CERT

This instrument was prepared without benefit of title evidence by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

**WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY** KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned James W. Adams, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto James Wesley Adams (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2 according to survey of Adams Subdivision North as recorded in Map Book 57, Page 14, in the Probate Office of Shelby County, Alabama.

Subject to easements, covenants, conditions, restrictions, setbacks, rights of way, and encumbrances of record. This deed also conveys rights and is subject to obligations set out in deed recorded as Instrument #2000-31395 in the Probate Office of Shelby County, Alabama.

GRANTOR is the surviving grantee named in deeds recorded as Instrument #2000-31395 and Instrument # 20110209000046220, both in the Probate Office of Shelby County, Alabama. The other grantee, Catherine Adams, aka Catherine G. Adams, died on March 30, 2022, while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE and his heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and his heirs and assigns that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all persons.

Shelby County, AL 01/20/2023  
State of Alabama  
Deed Tax: \$27.50



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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
18<sup>th</sup> day of January, 2023.

James W. Adams

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Adams, 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 on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of January, 2023.



Notary Public

My commission expires: July 1, 2025



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James W. Adams
Mailing Address 339 Hwy 301
Calera, AL 35040

Grantee's Name James Wesley Adams
Mailing Address 1300 Hwy 306
Calera, AL 35040

Property Address Hwy 306
Calera, AL 35040

Date of Sale
Total Purchase Price \$

or
Actual Value \$27,154

or
Assessor's Market Value \$



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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
[X] Other assessor's current market value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/18/23

Unattested (verified by)

Print James W. Adams
Signature (Grantor/Grantee/Owner/Agent) circle one