20230301000056370 03/01/2023 02:01:21 PM DEEDS 1/7

INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE.

This instrument was prepared by Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Emogene Argo Adams
(Address) 1022 (also Heather Rd
Dirmingham, HL 35242

Warranty Deed

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE

CONSIDERATION to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, EMOGENE ARGO ADAMS, an unmarried woman, and STACY WADE ADAMS, a man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto EMOGENE ARGO ADAMS (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #9 and the North 25 feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current year.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS RELATING TO PAUL G. ADAMS, HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

GRANTORS HEREIN ARE ALL OF THE HEIRS OF PAUL G. ADAMS WHO ACQUIRED TITLE BY DEED RECORDED IN BOOK 210, PAGE 303.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

20230301000056370 03/01/2023 02:01:21 PM DEEDS 2/7

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 21st day of Februar, 2023.

	Emagene Argo Adams by Stacy Wade Adams, her Agent
STATE OF ALABAMA) COUNTY OF Mongan)	
I, the undersigned authority, a Notary Public in and for ade Adams, as Agent for Emogene Argo Adams, is signed e, acknowledged before me on this day that, being informed with full authority, executed the same voluntarily and as the same voluntarily and a	to the foregoing conveyance, and who is known to do not start and some start and the contents of the conveyance, he, as such Agent
Given under my hand and official seal this 21st day	Y of February 2023. Kansa C. Brunde Notary Public My commission expires: 2/4/26
	Stacy Wade Adams
STATE OF ALABAMA) COUNTY OF MUCACA)	
I, the undersigned, a Notary Public in and for said County, is hose name is signed to the foregoing conveyance, and who sat, being informed of the contents of the conveyance, he exe	is known to me, acknowledged before me on this day,
Given under my hand and official seal this 21st day	of February, 2023. Kansa C. Brenner
	Notary Public My commission expires: 2/5/2/6

	EXHIBIT	"A"
)		
)	EXHIBIT))

HEIRSHIP AFFIDAVIT

COME NOW, Emogene Argo Adams and Stacy Wade Adams, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

- 1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
- 2. On July 30, 1960, Paul G. Adams and Emogene Argo Adams, pursuant to instrument recorded at Deed Book 210, Page 303, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

Lot #9 and the North 25 feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.

- 3. On or about March 24, 2011, Paul G. Adams died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
- 4. Upon the date of the decease of Paul G. Adams, he left the following heirs and next-of-kin to survive him:

Emogene Argo Adams
Surviving Spouse
PO BOX 813
HOXTSELLE, AL 35Le4D

Stacy Wade Adams
Surviving Son
PO BOX 813
HOXTSELLE, AL 35Le4D

- 5. All of the above designated survivors, who are the only heirs and next of kin of Paul G. Adams, are over the age of nineteen (19) years, and of sound mind. Furthermore, Paul G. Adams left to survive him no other natural children, adopted children, or survivors thereof.
- 6. All debts and charges against the estate of Paul G. Adams have heretofore been paid and satisfied.

20230301000056370 03/01/2023 02:01:21 PM DEEDS 4/7

Emogene Argo Adams by Stacy Wade Adams, her Agent

STATE OF Alabama)
COUNTY OF Murgan)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stacy Wade Adams, Agent for Emogene Argo Adams, 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, as such Agent and with full authority, executed the same voluntarily and as the act of said Emogene Argo Adams.

Given under my hand and official seal this 21^{56} day of February, 2023.

Notary Public

My commission expires: 21

Stacy Wade Adams

STATE OF Hlasama COUNTY OF Morgan

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stacy Wade Adams, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of February, 2023.

Notary Public

My commission expires: 21

EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY	Ì

DISINTERESTED PARTY AFFIDAVIT

COME NOW, <u>Jue Lewis</u> and <u>Courtney Schelack</u> as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

- 1. Affiant, Jue Lewis, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is

 305 Courtney Drive 103 Decator, At 35603. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Paul G. Adams.
- 3. Said Affiants hereby state that they are personally familiar with the family history of Paul G. Adams, and hereby acknowledge and confirm that Paul G. Adams died on March 24, 2011.
- 4. Paul G. Adams was the owner of certain real property located in Shelby County, Alabama, which is more particularly described as follows:

Lot #9 and the North 25 Feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.

- 5. Paul G. Adams was married to Emogene Argo Adams at the time of his decease, and was also survived by one child, Stacy Wade Adams. Said spouse and child are the only next-of-kin and heirs-at-law of Paul G. Adams. At the time of death of Paul G. Adams, Emogene Argo Adams and Stacy Wade Adams were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.
- 6. Affiants are not aware of any persons or entities who have claim to the real property of which Paul G. Adams died seized, other than as designated above.

20230301000056370 03/01/2023 02:01:21 PM DEEDS 6/7

FURTHERMORE, the Affiants saith naught.

X Je Leurs 50/2 (ewis, Affiant

STATE OF ALABAMA)
COUNTY OF Magain)

Sworn to and subscribed before me this 21st day of February, 2023.

Notary Public

My Commission Expires: 2/3/

STATE OF ALABAMA
COUNTY OF Mongan

Sworn to and subscribed before me this 21^{3t} day of $\frac{1}{12}$ day of $\frac{1}{12}$

Notary Public

My Commission Expires: 2/8/26

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Emogene Argo Adams and Stacy Wade Adams PO Box 813 Hartselle, AL 35640	Grantee's Name Mailing Address	Hartselle, AL 35640	
Official Judge of Clerk Shelby 0 03/01/20 \$47.50 I	Vacant Lot - 20th Street d Recorded Public Records f Probate, Shelby County Alabama, County County, AL 123 02:01:21 PM BRITTANI 1000056370	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	\$ 	
-				
-	document presented for reco this form is not required.	rdation contains all of the re-	quired information referenced	
	d mailing address - provide their current mailing address.	Instructions he name of the person or pe	ersons conveying interest	
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 a	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 212123		Print Office Fig.)Ohnsun	
Unattested		Sign		
	(verified by)	(Grantor/Grante	ee/Owner Agent) circle one Form RT-1	