

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
205-699-5000

Send Tax Notice To:  
Safe Future Birmingham Real Estate  
LLC  
137 Business Center Drive  
Birmingham, AL 35244

### WARRANTY DEED

State Of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty-Five Thousand and 00/100 Dollars (\$85,000.00)\* to the undersigned Grantor, JERRY R. ADAMS, SR., married (hereinafter referred to as Grantor, whose mailing address is 5712 Chestnut Trail, Hoover, AL 35244, in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Safe Future Birmingham Real Estate, LLC, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:


LOTS 1927, 1928, 1929, 1930 AND 1936, ACCORDING TO THE SURVEY OF OLD CAHABA, PHASE V, FIRST ADDITION, AS RECORDED IN MAP BOOK 35, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: LOTS 1927, 1928, 1929, 1930 AND 1936, OLD CAHABA  
HELENA, AL

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Building lines as shown by recorded mp
5. Easement as shown by recorded map
6. Easement to Alabama Power Company recorded in Book 131, page 447; Book 134, page 85; Book 230, page 113; Book 257, page 213 and Real 46, page 69
7. Easement to Shelby County as recorded in Book 155, page 331; Book 155, page 425; Book 2, page 16 and Book 156, page 203
8. Right of public and the State of Alabama, if any to (1) lands lying below the high water mark, (2) lands that have been created by artificial means, (3) riparian rights; and subject to also the right of Federal Government's control over navigable waters and public right of access to any navigable waters
9. Title to that portion of premises lying below the mean high water mark of the Cahaba River

  
20130717000290450 1/3 \$103.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 12:30:46 PM FILED/CERT

Shelby County, AL 07/17/2013  
State of Alabama  
Deed Tax: \$85.00

10. Mineral and mining rights and rights incident thereto recorded in Book 15, page 415; book 61, page 164; Real Volume 133, page 277 and Real Volume 321, page 629
11. Declaration of Protective Covenants for Old Cahaba V, as recorded in Instrument 20050916000481600

TO HAVE AND TO HOLD to the said Grantees, its heirs and assigns forever.

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

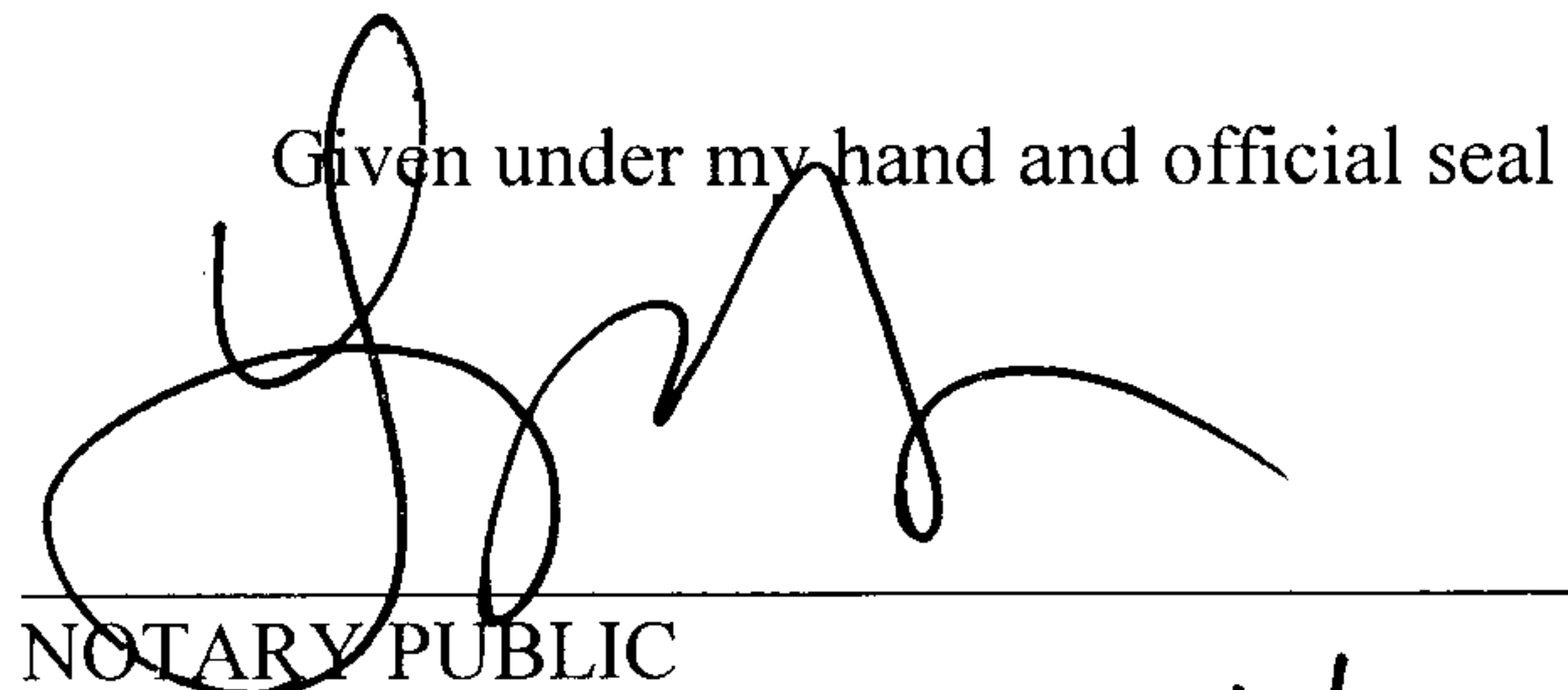
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 28th day of June, 2013.

  
JERRY R. ADAMS, SR.

STATE OF ALABAMA  
JEFFERSON COUNTY

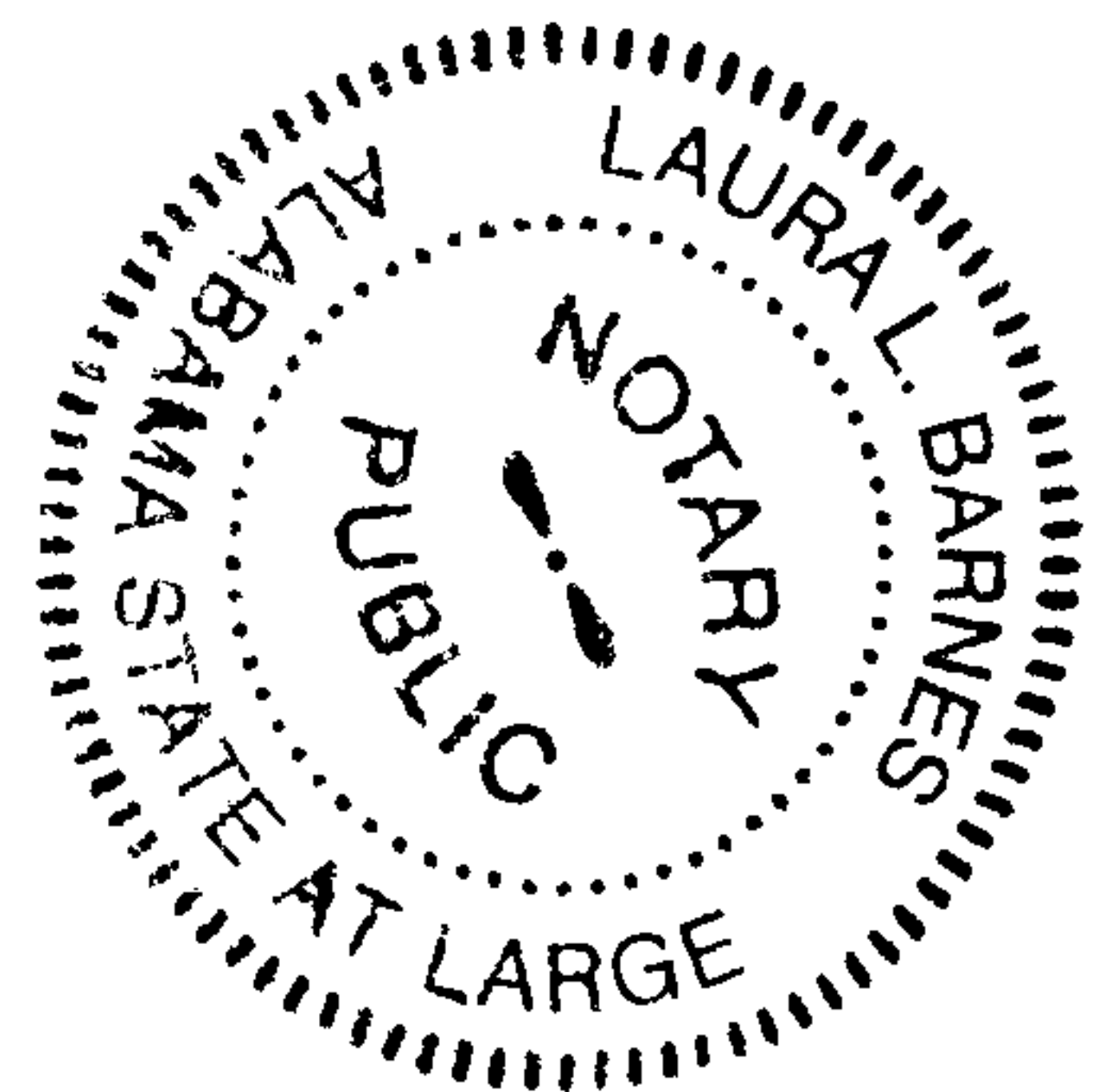
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JERRY R. ADAMS, SR., married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 28th day of June, 2013.

  
NOTARY PUBLIC

My Commission Expires:

2/4/16



  
20130717000290450 2/3 \$103.00  
Shelby Cnty Judge of Probate, AL  
07/17/2013 12:30:46 PM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name	JERRY R. ADAMS	Grantee's Name	SAFE FUTURE BIRMINGHAM REAL ESTATE, LLC
Mailing Address	5772 CHESTNUT TRACE HOOVER, AL 35244	Mailing Address	137 BUSINESS CENTER DRIVE BIRMINGHAM, AL 35244
Property Address	LOTS 1927, 1928, 1929, 1930 AND 1936 OLD CAHABA HELENA, AL	Date of Sale	6/28/2013
		Total Purchase Price	\$85,000.00
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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: \_\_\_\_\_  
\_\_\_\_\_  
Unattested (verified by

Print \_\_\_\_\_  
Sign \_\_\_\_\_