

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand and no/100's Dollars (\$95,000.00)** and other good and valuable consideration to the undersigned grantor,

Aaron L. Chanell also known as Aaron L. Channell, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto the grantee

Adams Realty, LLC

(hereinafter referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Resurvey of Brookline, as recorded in Map Book 10, Page 93, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2013 and subsequent years.**
- 2. Easement(s); building line; and, restrictions as shown on recorded map.**
- 3. Restrictions and covenants appearing of record in Real 1, Page 198 and Real 7, Page 829.**
- 4. Agreement with Alabama Power Company recorded in Real 7, Page 826.**
- 5. Right-of-way granted to Alabama Power Company recorded in Real 183, Page 230, Real 230, Page 774 and Real 1, Page 332.**
- 8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release damages.**

The above described property is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

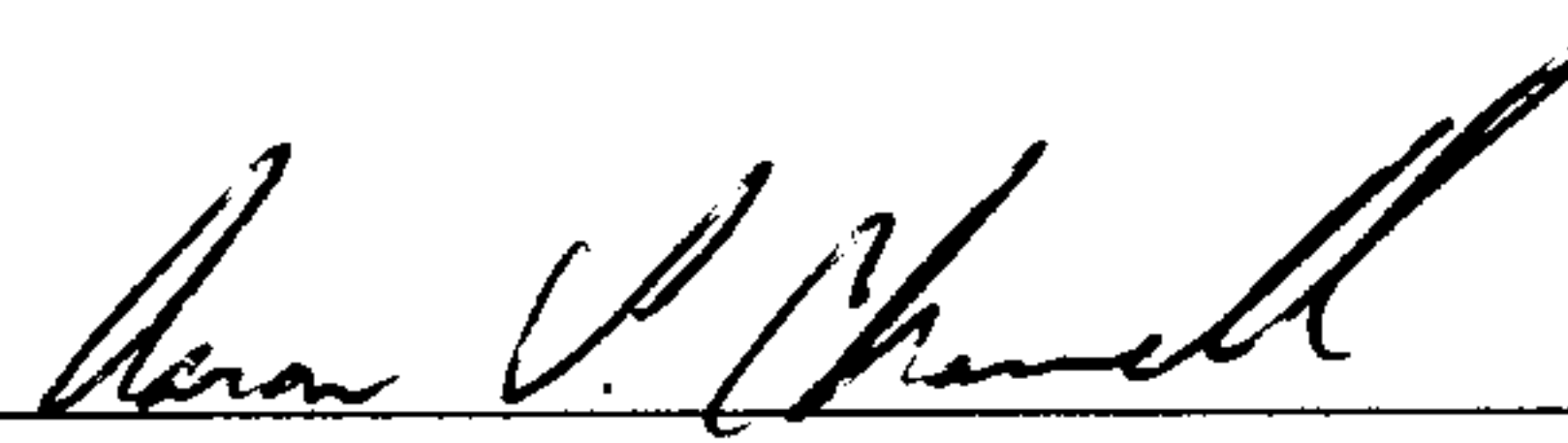
Shelby County, AL 08/07/2013
State of Alabama
Deed Tax: \$95.00


20130807000320730 1/3 \$115.00
Shelby Cnty Judge of Probate, AL
08/07/2013 08:55:31 AM FILED/CERT

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 5th day of August, 2013.

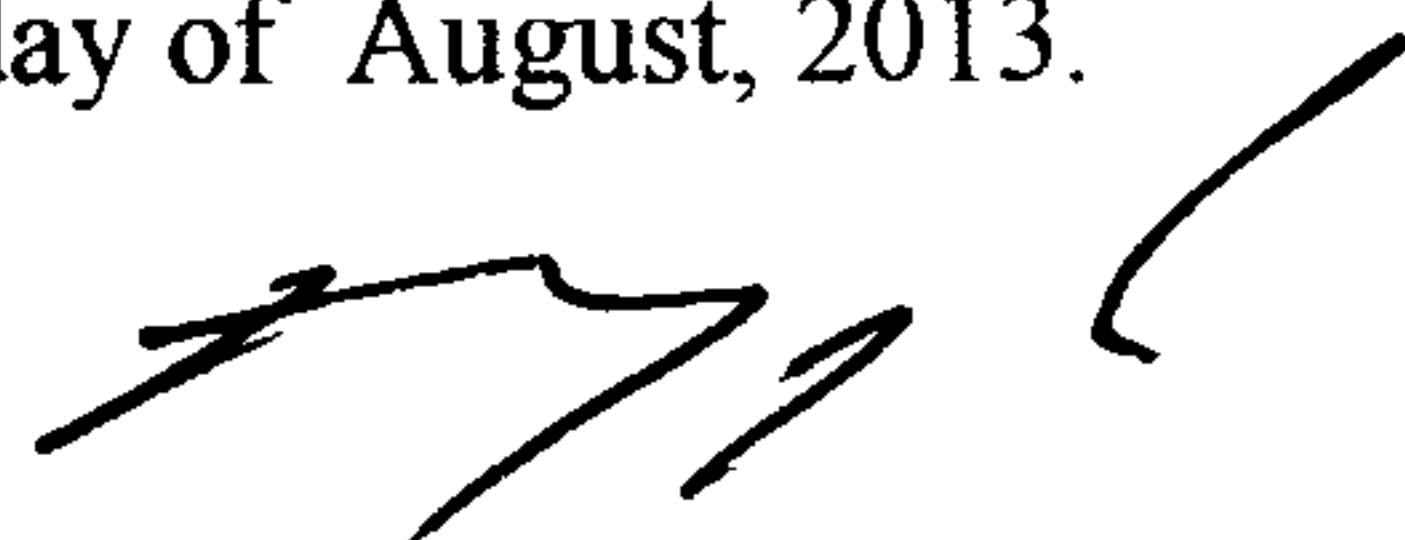
ATTEST:


Aaron L. Chanell also known as
Aaron L. Channell

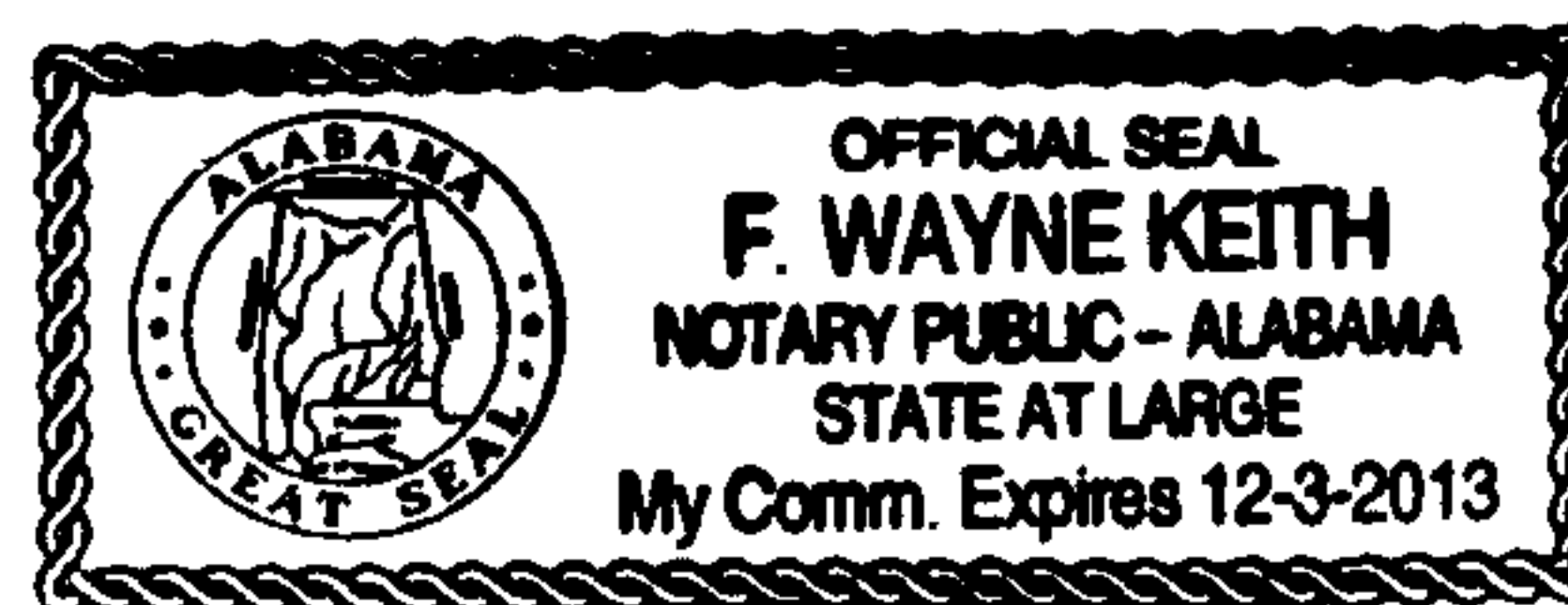
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Aaron L. Chanell also known as Aaron L. Channell, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily.

Given under my hand and seal this the 5th day of August, 2013.



Notary Public



SEND TAX NOTICE TO:
Adams Realty, LLC
5772 Chestnut Trace
Hoover, Alabama 35244


20130807000320730 2/3 \$115.00
Shelby Cnty Judge of Probate, AL
08/07/2013 08:55:31 AM 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: Aaron L. Chanell
aka Aaron L. Channell

Grantees' Name: Adams Realty LLC

Mailing Address: 329 St. Charles Way
Helena, AL 35080

Mailing Address: 5772 Chestnut Trace
Hoover, AL 35244

Property Address: 9563 Brook Forest Circle
Helena, AL 35080

Date of Transfer: August 5, 2013
Total Purchase Price \$95,000.00

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)

- ☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

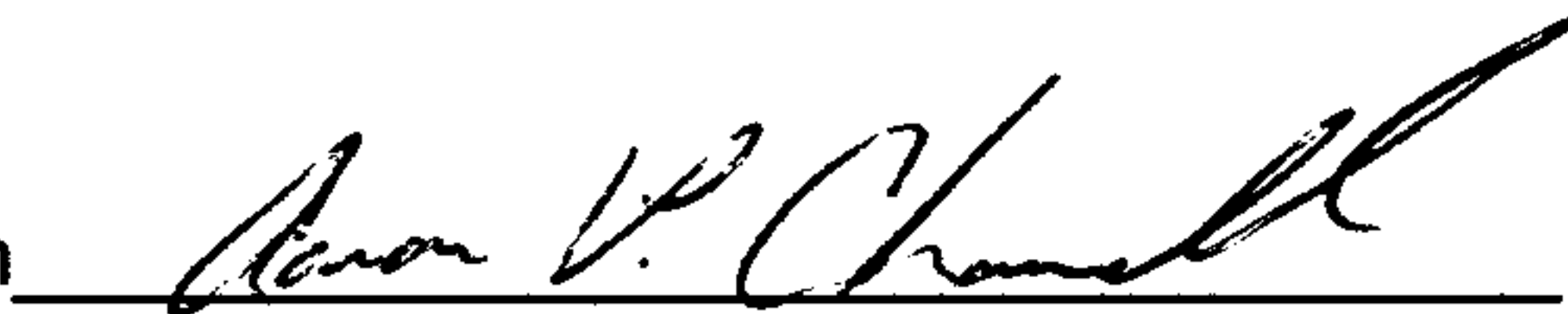
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: August 5, 2013

x

Sign

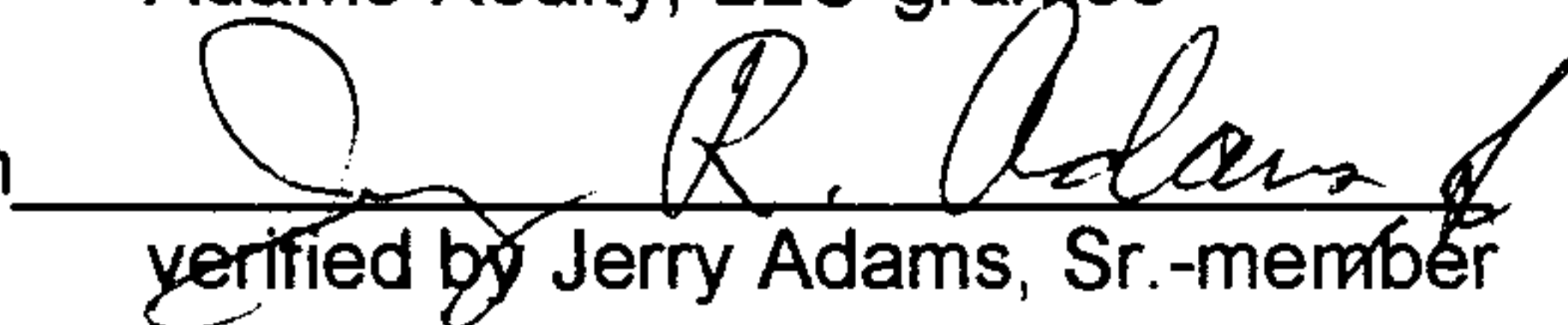


verified by Aaron L. Chanell
aka Aaron L. Channell-grantor

Adams Realty, LLC-grantee

x

Sign



verified by Jerry Adams, Sr.-member

RT-1



20130807000320730 3/3 \$115.00
Shelby Cnty Judge of Probate, AL
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