


Send tax notice to:
Dorothy J. Adams
226 Carrington Lane
Calera, AL 35040
File No. MTB1300354

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY


20130906000364020 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/06/2013 01:54:13 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twelve Thousand and 00/100 Dollars (\$112,000.00) in hand paid to the undersigned, **Rebecca Stewart Jones and Donna Stewart Seay, Co-Personal Representatives of the Estate of Donald H. Stewart, deceased, Case No. PR-2011-000146** (hereinafter referred to as "Grantors"), by Dorothy J. Adams (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Resurvey of Carrington, Sector II, as recorded in Map Book 26, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Donald H. Stewart is one and the same person as Donald Handley Stewart.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2013 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR(S).

\$114,285.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, her heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of

said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, Rebecca Stewart Jones and Donna Stewart Seay, Co-Personal Representatives of the Estate of Donald H. Stewart, deceased, Case No. PR-2011-000146 have set their signature and seal on this the 30th day of August, 2013.

Rebecca Stewart Jones, as Co-Personal Representative of the Estate of Donald H. Stewart, deceased, Probate Case No. PR-2011-000146

Rebecca Stewart Jones, as Co-Personal Representative of the Estate of Donald H. Stewart, deceased, Probate Case No. PR-2011-000146

Donna Stewart Seay, as Co-Personal Representative of the Estate of Donald H. Stewart, deceased, Probate Case No. PR-2011-000146

Donna Stewart Seay, as Co-Personal Representative of the Estate of Donald H. Stewart, deceased, Probate Case No. PR-2011-000146

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca Stewart Jones and Donna Stewart Seay, as Co-Personal Representatives of the Estate of Donald H. Stewart, deceased, Probate Case No. PR-2011-000146, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they, as such Co-Personal Representatives and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of August, 2013.



A handwritten signature of the Notary Public, Stephen L. Duncan, Jr., written in black ink.

Notary Public
Print Name: Stephen L. Duncan, Jr.
Commission Expires: June 10, 2017



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Real Estate Sales Validation Form

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

Grantor's Name Estate of Donald H. Stewart
Mailing Address 1361 Grandview Trail
Warrior, AL 35180

Grantee's Name Dorothy J. Adams
Mailing Address 226 Carrington Lane
Calera, AL 35040

Property Address 226 Carrington Lane
Calera, AL 35040

Date of Sale August 30, 2013
Total Purchase Price \$ 112,000.00

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.

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 08/30/2013

Print By: Stephen L. Durcan, Jr., agent for Reli Settlement Solutions

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1


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