

Send tax notice to:  
C. Randall Williams  
Tammy F. Williams  
2292 Highway 32  
Columbiana, AL 35051  
NTC1300349

This instrument prepared by:  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #645  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Fourteen Thousand Five Hundred and 00/100 Dollars (\$214,500.00) in hand paid to the undersigned **John B. Adrian Jr. and Nancy K. Adrian, Husband and Wife, by and through attorney in fact, Marc Scholl** (hereinafter referred to as "Grantors"), by **C. Randall Williams and Tammy F. Williams** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of SW 1/4 of Section 6, Township 20 South, Range 1 East, more particularly described as follows: Begin at the NE corner of the NW 1/4 of SW 1/4 of Section 6, Township 20 South, Range 1 East, and run Southerly along the East side of the said 1/4-1/4 for 731.42 feet; thence turn an angle of 90 deg. 15 min. to the right and run Westerly for 284.2 feet to a point on the East right of way of Shelby County Road No. 432; thence turn an angle of 110 deg. 01 min. to the right and run Northeasterly along the East right of way of said road for 171.22 feet; thence turn an angle of 2 deg. 21 min. to the left and run 598.84 feet to a point on the East right of way of said road (said point also being on the North line of said 1/4 1/4); thence turn an angle of 72 deg. 26 min. to the right and run Easterly along the North side of the said 1/4-1/4 for 40.75 feet back to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$207,341.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their 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 shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.



20140103000004280 1/3 \$27.50  
Shelby Cnty Judge of Probate, AL  
01/03/2014 02:16:27 PM FILED/CERT

IN WITNESS WHEREOF, Grantors John B. Adrian Jr. and Nancy K. Adrian have hereunto set their signatures and seals on December 30, 2013.

John B. Adrian Jr. by THROUGH HIS  
John B. Adrian, Jr. by and ATTORNEY IN FACT  
through his attorney-in-fact,  
Marc Scholl

Nancy K. Adrian by THROUGH HER  
Nancy K. Adrian, by and ATTORNEY IN FACT  
through her attorney-in-fact,  
Marc Scholl

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARC SCHOLL, whose, name as Attorney in fact for JOHN B. ADRIAN, JR. AND NANCY K. ADRIAN, HUSBAND AND WIFE, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily, and in his capacity as Attorney in fact for JOHN B. ADRIAN, JR. AND NANCY K. ADRIAN, HUSBAND on the day the same bears date.

Given under my hand and official seal this the 30TH day of December, 2013.



[Signature]  
Notary Public  
Print Name:  
Commission Expires:

20140103000004280 2/3 \$27.50  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 01/03/2014  
State of Alabama  
Deed Tax: \$7.50



# Real Estate Sales Validation Form

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

Grantor's Name John B. Adrian Jr Grantee's Name C Randall Williams  
Mailing Address 2292 Highway 32 Mailing Address 2292 Hwy 32  
Columbiana AL Columbiana AL  
35051 35051

Property Address 2292 Highway 32 Date of Sale 12.30.13  
Columbiana AL Total Purchase Price \$ 214500  
35051 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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☒ 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 12-30-13

Print Jennifer Banik

☐ Unattested

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



20140103000004280 3/3 \$27.50  
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Form RT-1