


This document prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

(Description furnished by Grantors. No
survey examined and no title examination
made by this attorney) Source of Title:
20080411000148550 1/1 Shelby County Judge of Probate,
AL

WARRANTY DEED-JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)


20140611000176580 1/3 \$192.00
Shelby Cnty Judge of Probate: AL
06/11/2014 12:52:56 PM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, For and in consideration of the sum of One Hundred (\$100.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Dawn Busby Colby a/k/a Dawn B. Adamson, a married woman, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey, and warrant unto myself, Dawn B. Adamson and my husband, Paul B. Adamson, III, as joint tenants with right of survivorship, hereinafter referred to as GRANTEES, for and during our joint lives as joint tenants and upon the death of either of us, then to the survivor of us in fee simple, together with every contingent remainder and right of reversion, the following described property situated in Shelby County, Alabama, to-wit:

Lot 221, according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Page 10 A, B and C in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees for and during our joint lives as joint tenants and upon the death of either of us, then to the survivorship of us in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they

are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons..

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5 day of June, 2014.

Dawn B Adamson (L.S.)
Dawn Busby Colby a/k/a Dawn B. Adamson

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that Dawn Busby Colby a/k/a Dawn B. Adamson a married woman, 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 2014.

Elizabeth A. Kelly
Notary Public



20140611000176580 2/3 \$192.00
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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 Dawn Busby Colby
Mailing Address aka Dawn B. Adamson
816 Ballantrae Parkway
Pelham, AL 35124

Grantee's Name Dawn B. Adamson
Mailing Address Paul B. Adamson, III
816 Ballantrae Parkway
Pelham, AL 35124

Property Address 816 Ballantrae Parkway
Pelham, AL 35124

Date of Sale 06/05/2014

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 343,600.00 $1/2 = 171,800$



20140611000176580 3/3 \$192.00
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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 Shelby County Tax Assessor's Office

☐ 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 6-5-14

Print Dawn B Adamson

Unattested

Sign Dawn B Adamson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1