

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20150211000043850 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
02/11/2015 08:14:42 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Six Thousand and no/100's Dollars (\$106,000.00)** and other good and valuable consideration to the undersigned ,

Tabitha Kush and Jeremy Kush, wife and husband

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

Adams Holdings, LLC

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

Lot 9, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. Covenants for storm water run-off control as set out in Inst No. 1999-17817 and Inst No. 1999-28560.**
- 4. Right of way to Alabama Power Company as set out In Instruments) recorded in Deed Book 233, Pages 503 and 538.**
- 5. Right of way to Shelby County as recorded in Deed Book 185, Page 98.**
- 5. Right-of-way and easement to Eureka Coal Company recorded in Deed Book 58, Page 85.**
- 6. Terms, agreement and right of way to Alabama Power Company recorded in Inst No. 2000-11840. .**
- 7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages .**

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


And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey

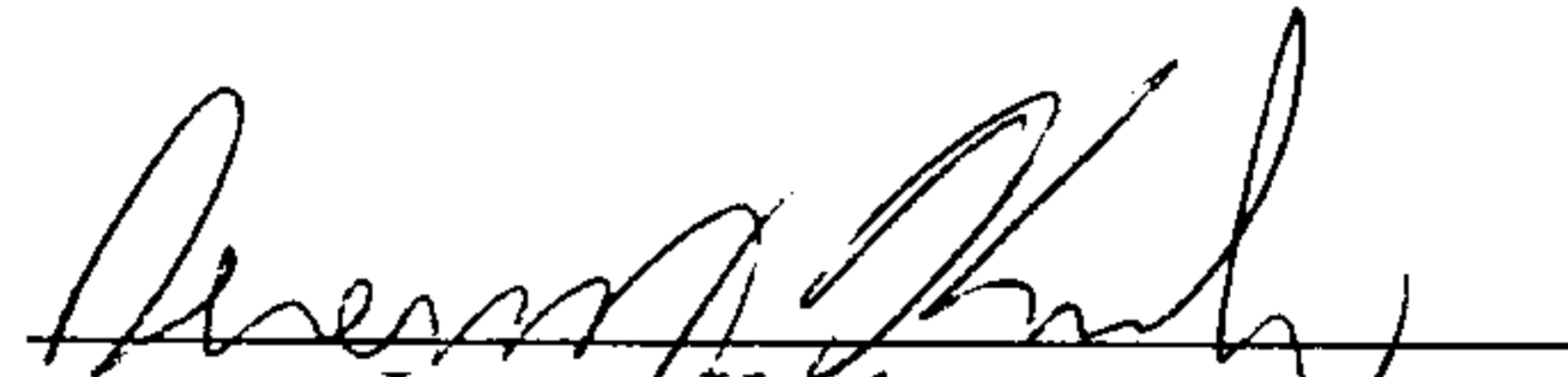
Shelby County, AL 02/11/2015
State of Alabama
Deed Tax:\$106.00

the same as aforesaid; that they will and their 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 grantors have hereunto set their signatures and seals this the 6th day of February, 2015.

ATTEST:

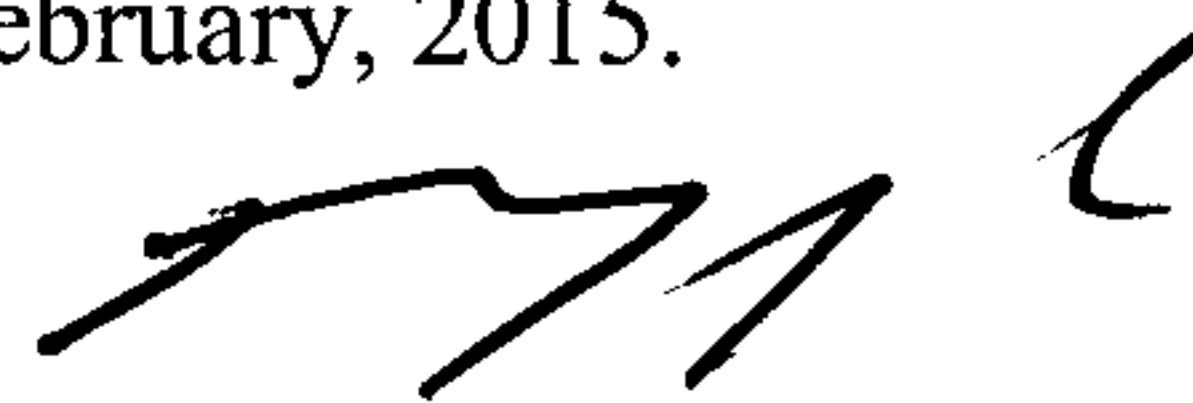

Tabitha Kush


Jeremy Kush

STATE OF ALABAMA
COUNTY OF SHELBY

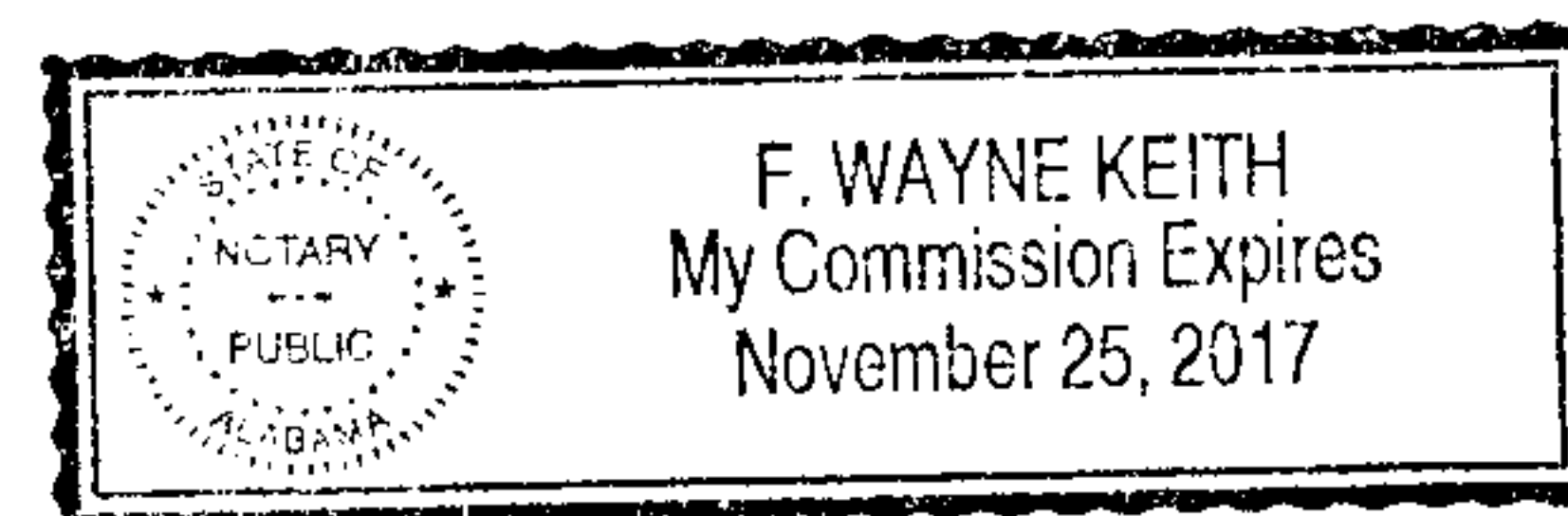
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Tabitha Kush and Jeremy Kush, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 6th day of February, 2015.



Notary Public

SEND TAX NOTICE TO:
Adams Holdings, LLC
122 Bishop Circle
Pelham, Alabama 35124




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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

Grantors' Name: Tabitha Kush
Jeremy Kush

Mailing Address : 7651 Highway 69, Apt 1519
Northport, AL 35473

Grantees' Name: Adams Holdings, LLC

Mailing Address: 122 Bishop Circle
Pelham, AL 35124

Property Address: 438 Tocoa Road
Helena, AL 35051

Date of Transfer: February 6, 2015

Total Purchase Price \$106,000.00

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
x	Sales Contract	Other
x	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.

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: February 6, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

RT-1



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