


This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:

Kerry Adkins

2668 Old Rocky Ridge Rd.
Hoover, AL 35216


20150330000098500 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
03/30/2015 11:17:01 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY***

That in consideration of Two Hundred Seventy Five Thousand and NO/100 Dollars-- (\$275,000.00) and other good and valuable consideration, to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, James U. Leonard, as Personal Representative of the **Estate of Conroe D. Pate**, Probate Case No. PR-2013-000241, as filed in the Probate Office of Shelby County, Alabama, herein referred to as grantors, do grant, bargain, sell and convey unto **Kerry Adkins** and **Carol Adkins**, herein referred to as grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Pate Survey, as recorded in Map Book 44, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Mineral and mining rights excepted, not owned by grantor.

Inez G. Pate, the other grantee of that Warranty Deed filed in Book 246, Page 814, died on or about June 29, 2003.

\$189,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then, the heirs and assigns of grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have 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 to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

*** This Instrument is continued on the Attached Page ***

Shelby County, AL 03/30/2015
State of Alabama
Deed Tax: \$86.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s)
this 26 day of March, 2015.

James U. Leonard Personal Representative

James U. Leonard, as Personal Representative of the Estate
of Conroe D. Pate, Probate Case No. PR-2013-000241, as
filed in the Probate Office of Shelby County, Alabama

STATE OF ALABAMA*
COUNTY OF JEFFERSON*


General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James U. Leonard, as Personal Representative of the Estate of Conroe D. Pate, Probate Case No. PR-2013-000241, as filed in the Probate Office of Shelby County, Alabama, 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, he in his capacity as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26 day of March, 2015.

My Commission Expires: 9/17/16

[Signature]
Notary Public


20150330000098500 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
03/30/2015 11:17:01 AM FILED/CERT

Real Estate Sales Validation Form

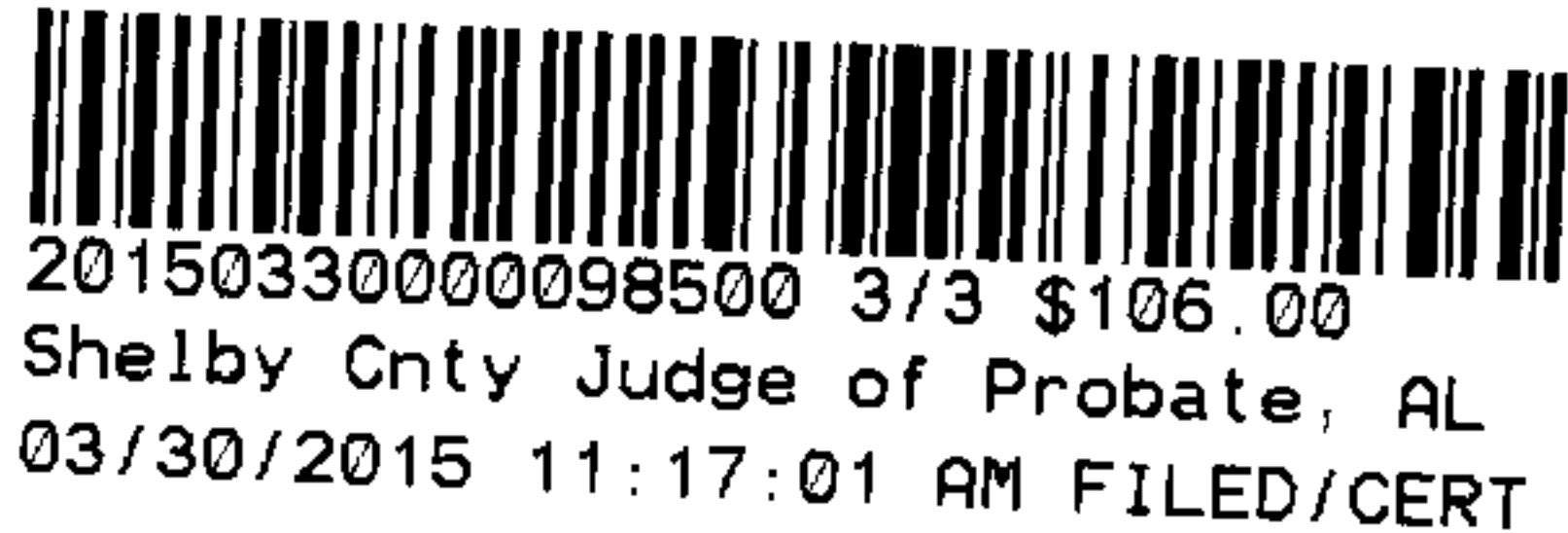
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Estate of Conroe D. Pate
Mailing Address 4869 Southlake Pkwy.
Hoover, AL 35244

Grantee's Name Kerry Adkins
Mailing Address 2668 Old Rocky Ridge Road
Hoover, AL 35216

Property Address Lot 2, Indian Crest Dr.
Indian Springs, AL 35124

Date of Sale 03/26/15
Total Purchase Price \$ 275,000.00



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 ☐ 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 3/26/15

Print Horsley Horsley

X Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1