

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124



20150617000202380 1/3 \$146.00
Shelby Cnty Judge of Probate, AL
06/17/2015 08:10:21 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Twenty Six Thousand and no/100's Dollars (\$126,000.00)** and other good and valuable consideration to the undersigned

Roger Barton McWhorter and wife, Heather G. McWhorter

(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 Realty, LLC

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

Lot 101, according to the Survey of Braelinn Village, Phase 1, as recorded in Map Book 11, Page 100, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2015 and subsequent years.**
- 2. Easements and building line as shown on recorded map.**
- 3. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Real Volume 166, Page 64.**
- 4. 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.**
- 5. Restrictions and covenants appearing of record in Real 166, Page 77, Real 174, Page 781, Real 298, Page 900 and Real 298, Page 945.**
- 6. Right-of-way granted to Alabama Power Company recorded in Real 358, Page 832.**

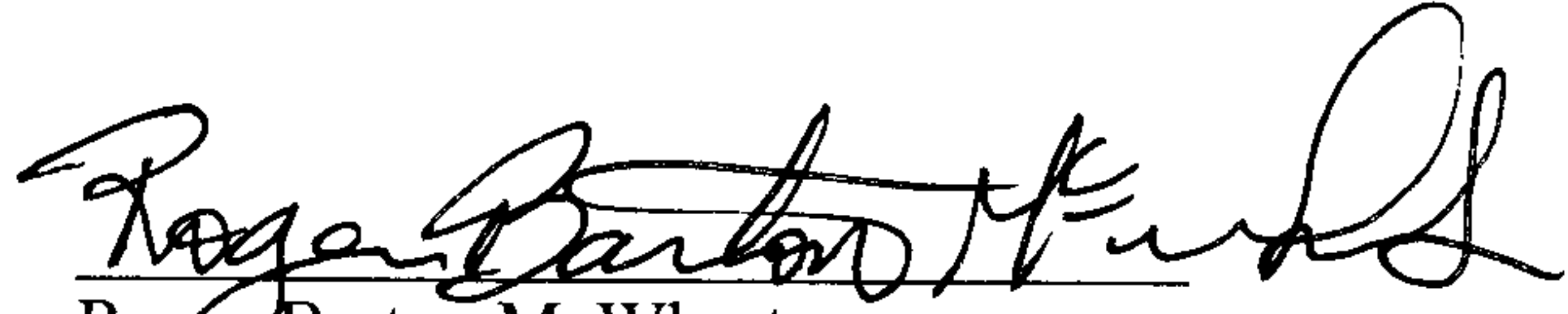
TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

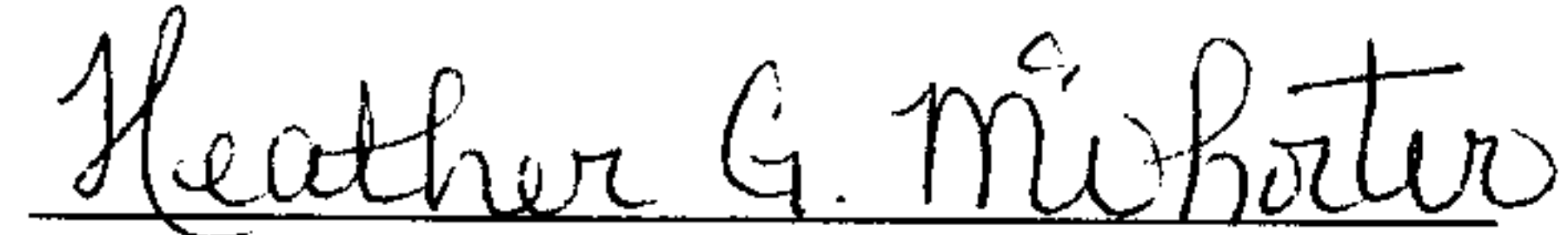
And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and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

Shelby County, AL 06/17/2015
State of Alabama
Deed Tax: \$126.00

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals
this the 9th day of June, 2015.

Witness:

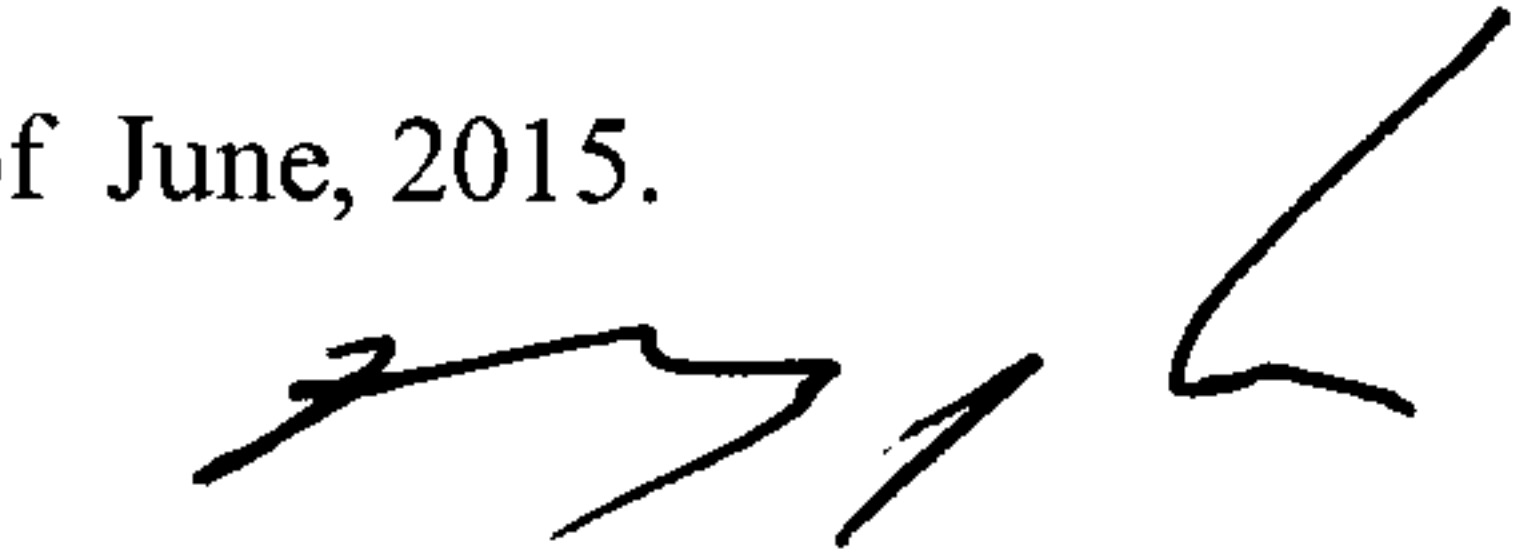

Roger Barton McWhorter


Heather G. McWhorter

STATE OF ALABAMA
SHELBY COUNTY

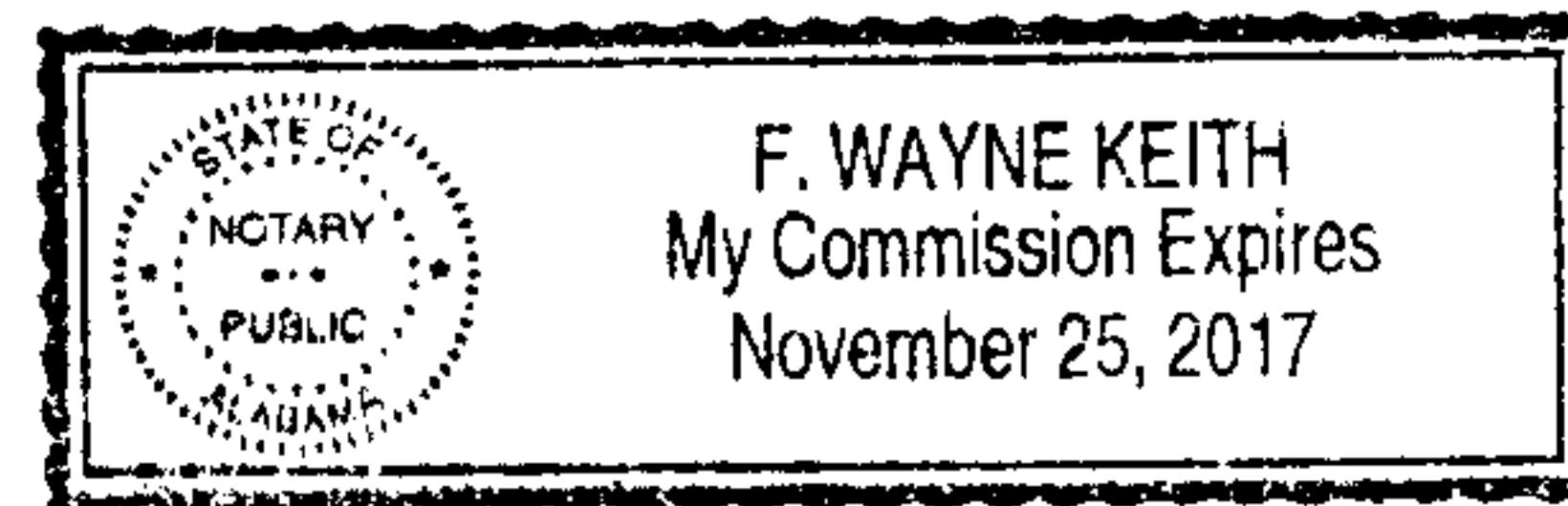
I, the undersigned, a Notary Public in and for said County, in said State hereby certify
that Roger Barton McWhorter and Heather G. McWhorter, whose names are signed to the
foregoing conveyance and who are known to me, acknowledged before me, that, being informed
of the contents of the conveyance they executed the same voluntarily for and as their act on the
day the same bears date.

Given under my hand and seal this the 9th day of June, 2015.



Notary Public

SEND TAX NOTICE TO:
Adams Realty LLC
655 Founders Park West
Hoover, Alabama 35226



Real Estate Sales Validation Form

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

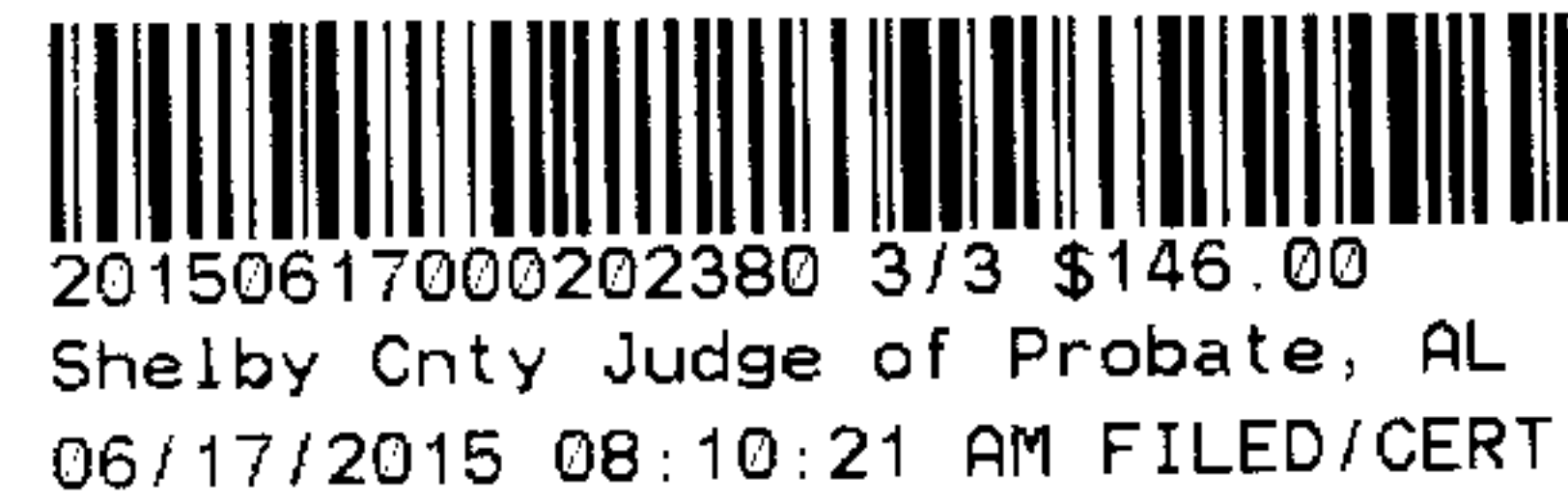
Grantors' Name: Roger Barton McWhorter
Heather G McWhorter

Mailing Address : 2735 Braelinn Pkwy
Helena, AL 35080

Grantees' Name: Adams Realty, LLC

Mailing Address: 655 Founders Park West
Hoover, AL 35226

Property Address: 2735 Braelinn Pkwy
Helena, AL 35080



Date of Transfer: June 9, 2015

Total Purchase Price \$126,000.00

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: June 9, 2015

x

Sign

verified by closing agent
F. Wayne Keith Attorney

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