


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124


20150928000337310 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
09/28/2015 09:50:40 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and no/100's Dollars (\$10.00)** to the undersigned grantors,

April Adams and spouse, Jerry R. Adams, Jr.

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

April Adams and Jerry R. Adams, Jr.

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, also being a part of Lot 1 of Adams Farms as recorded in Map Book 43, Page 41 in the Office of the Judge of Probate in Shelby County, Alabama, and being more particularly described as follows:

BEGIN at a 1" crimp at the SE corner of the SW 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 88°32'16" W along the south line of said 1/4-1/4 section and said Lot 1 a distance of 531.94 feet to a rebar capped EDG; thence S 14°27'51" W leaving said 1/4-1/4 section line a distance of 338.00 feet to a rebar capped EDG; thence S 40°02'07" W a distance of 214.38 feet to a rebar capped EDG in the center of Copperhead Road; thence N 39°31'29" W along Copperhead Road a distance of 179.56 feet to a rebar capped EDG in the center of Copperhead Road; thence N 52°37'39" W along Copperhead Road a distance of 116.14 feet to a rebar capped EDG in the center of Copperhead Road, said point also being the point of beginning of a 30' ingress, egress, and utility easement lying 15 feet to either side of centerline; thence N 16°44'50" E along said centerline and along an existing drive a distance of 28.73 feet to a point; thence N 66°42'04" E along said centerline and along an existing drive a distance of 86.91 feet to a point; thence N 54°14'09" E along said centerline and along an existing drive a distance of 83.07 feet to a point; thence N 25°32'16" E along said centerline and along an existing drive a distance of 73.90 feet to a point; thence N 13°02'01" E along said centerline and along an existing drive a distance of 135.87 feet to a point; thence N 41°50'26" E along said centerline and along an existing drive a distance of 142.54 feet to a point; thence N 36°30'27" E along said centerline and along an existing drive a distance of 126.40 feet to a point at the end of said easement; thence N 1°06'30" E leaving said centerline a distance of 388.95 feet to a point; thence N 89°36'45" E a distance of 560.53 feet to a point on east line of said 1/4-1/4 section and the

east line of said Lot 1; thence S 0°23'15" E along said 1/4-1/4 line and Lot 1 a distance of 641.10 feet to the POINT OF BEGINNING.

SUBJECT TO a 55 foot wide Colonial Pipeline Easement.

SUBJECT TO the prescriptive right-of-way of Copperhead Road.

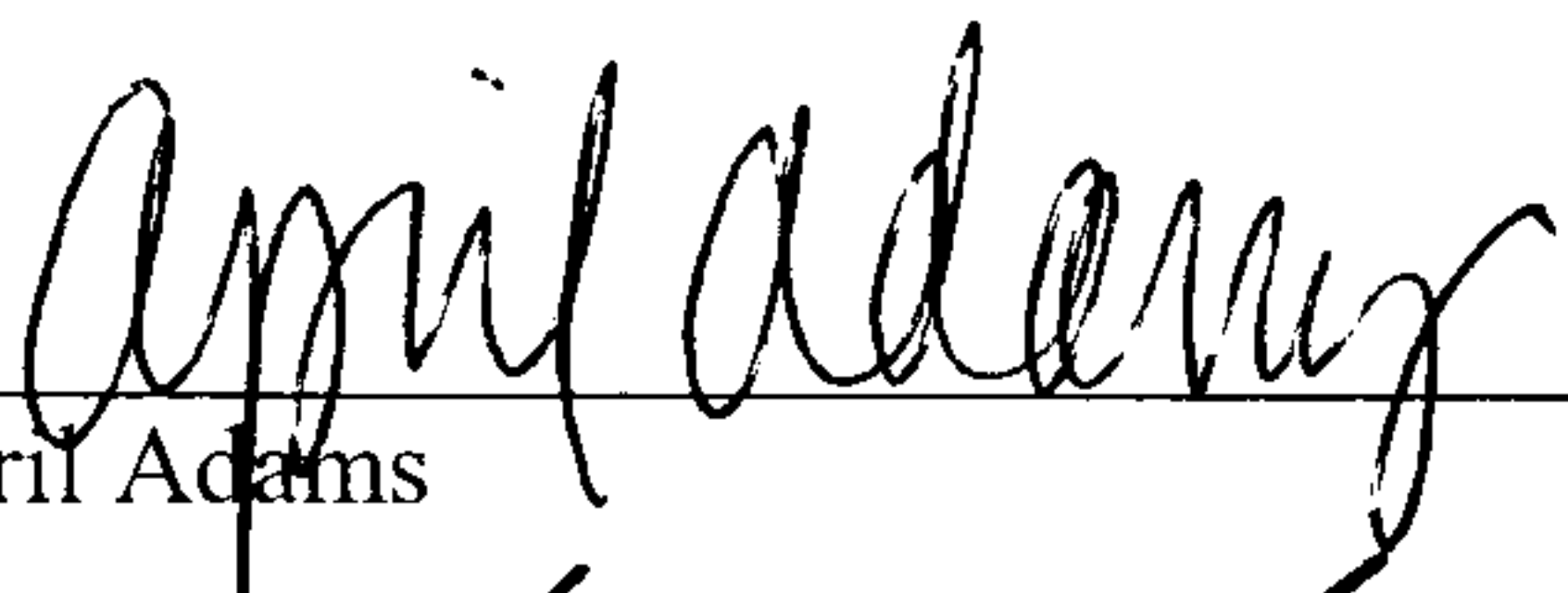
All of the consideration is paid by that Mortgage filed simultaneously herewith.

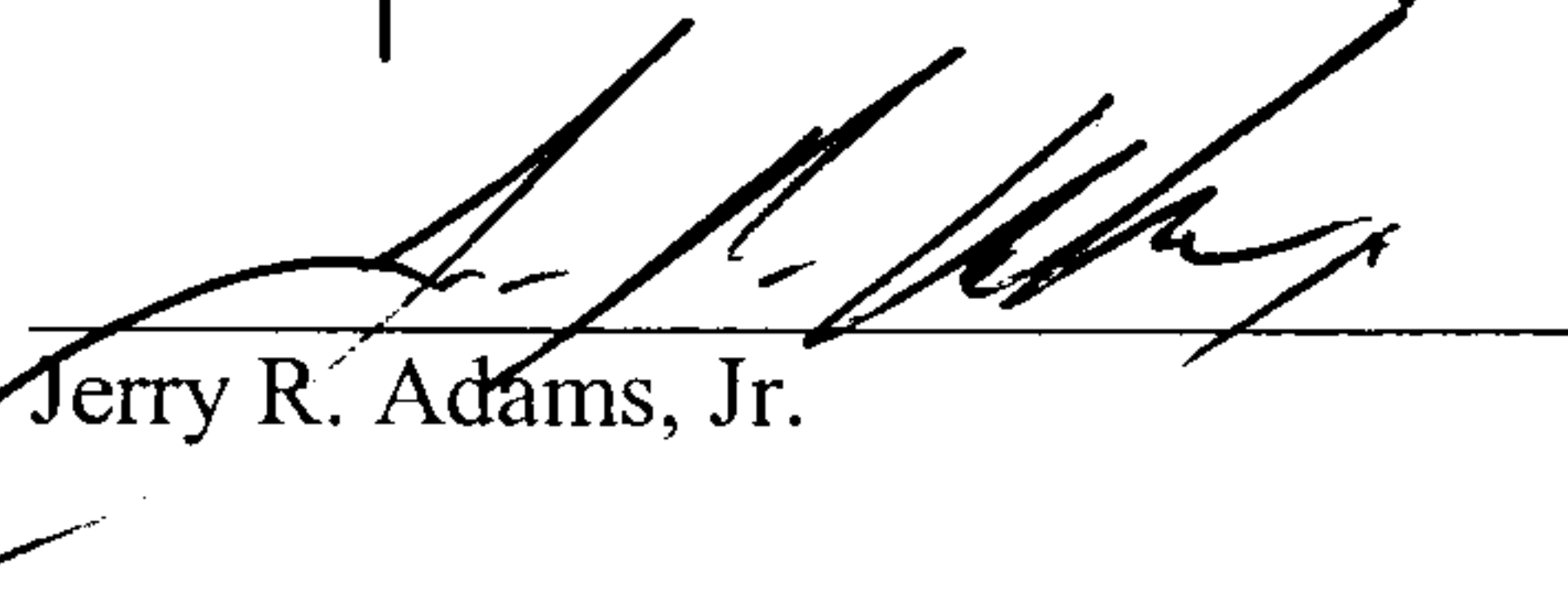
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set my hand and seal, this the 27th day of August, 2015.

WITNESS:

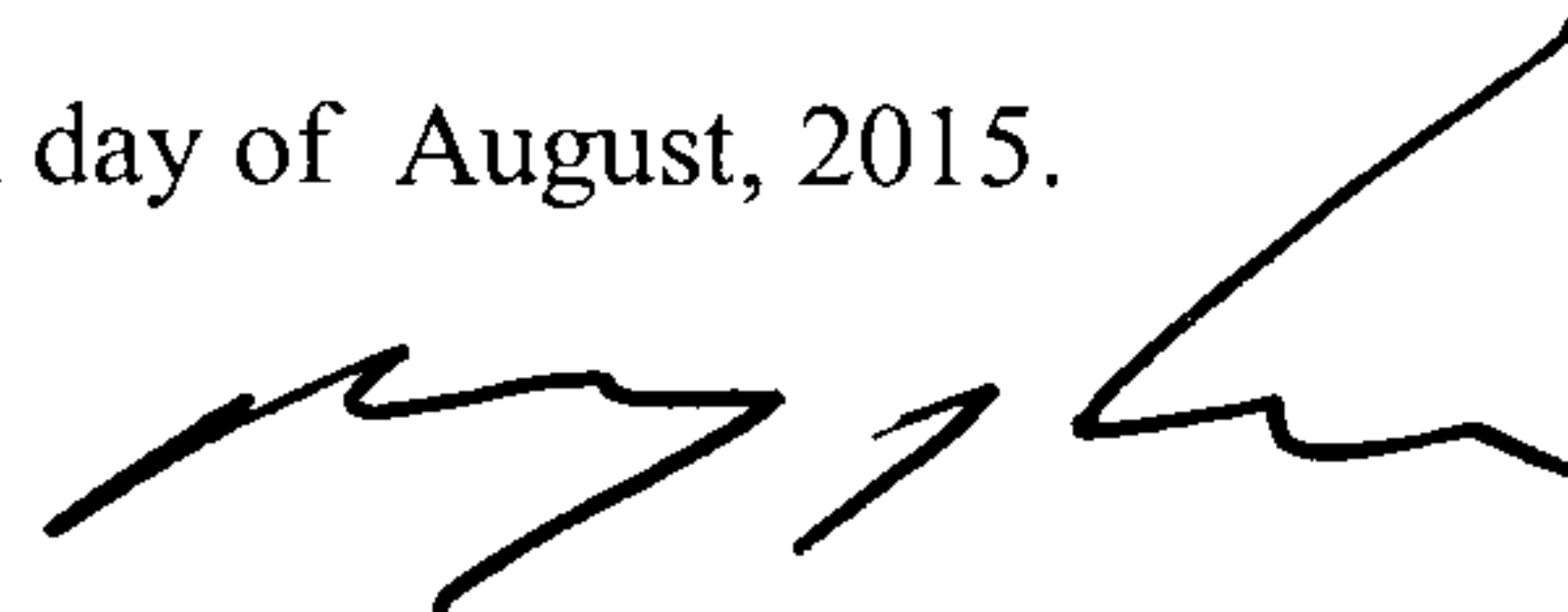

April Adams


Jerry R. Adams, Jr.

STATE OF ALABAMA
SHELBY COUNTY

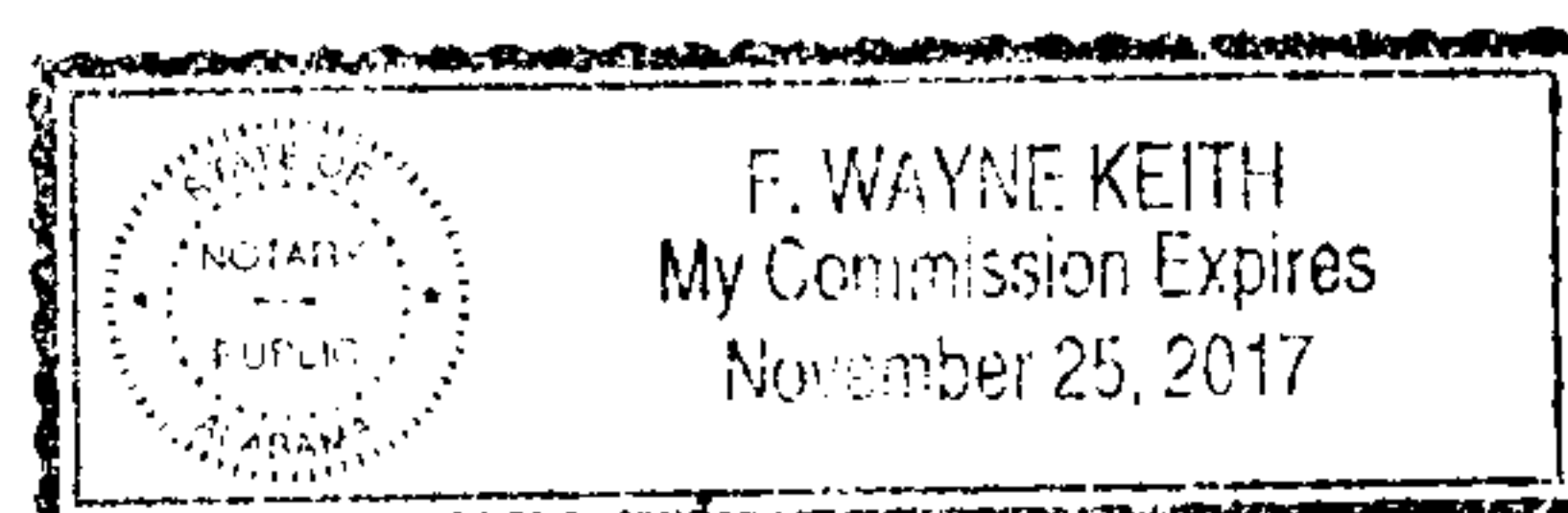
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that April Adams and Jerry R. Adams, Jr., whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they, executed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


Given under my hand and seal this the 27th day of August, 2015.



Notary Public

SEND TAX NOTICE TO:
April Adams and Jerry R. Adams, Jr.
122 Bishop Circle
Pelham, Alabama 35124




20150928000337310 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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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: April Adams
Jerry Robert Adams, Jr.

Mailing Address : 122 Bishop Circle
Pelham, AL 35124

Grantee's Name: April Adams
Jerry Robert Adams

Mailing Address: 122 Bishop Circle
Pelham, AL 35124

Properly Address: 374 Copperhead Road
Maylene, AL 35114

Date of Transfer: August 27, 2015

Total Value \$ 100,000 (land only)

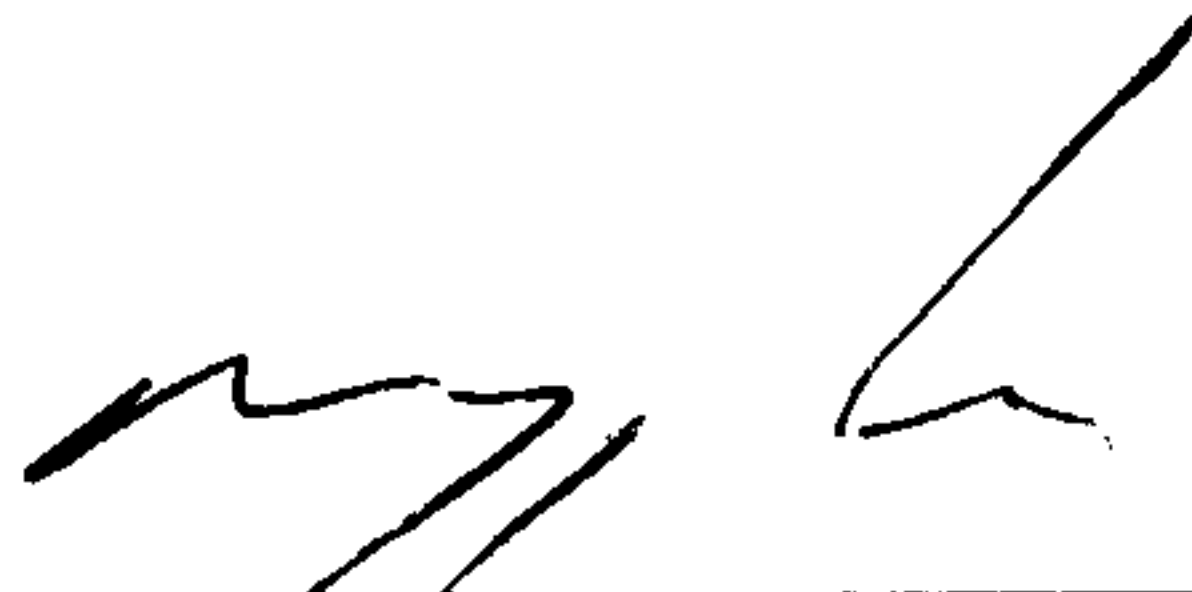
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale	Appraisal
Sales Contract	Other
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: August 27, 2015

Sign 
x verified by F. Wayne Keith

RT-1

