

THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty Two Thousand, Five Hundred and no/100's Dollars (\$82,500.00)** and other good and valuable consideration to the undersigned

**Penny D. Strickland, an unmarried woman and Carol E. Strickland, a married woman**

(hereinafter referred to as 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 17A, according to the Resurvey of Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.**

**Subject to:**


- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**
- 4. Restrictions appearing of record in Inst. No. 2005-31001; Inst. No. 1997-21510 and Inst. No. 1999-19336.**
- 5. Right of way granted to Alabama Power Company recorded in Real 1, Page 332.**
- 6. Easement for public driveway purposes recorded in Volume 311, Page 153.**

**The above described property is not the homestead of the grantor, Carol E. Strickland or her spouse.**

**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.

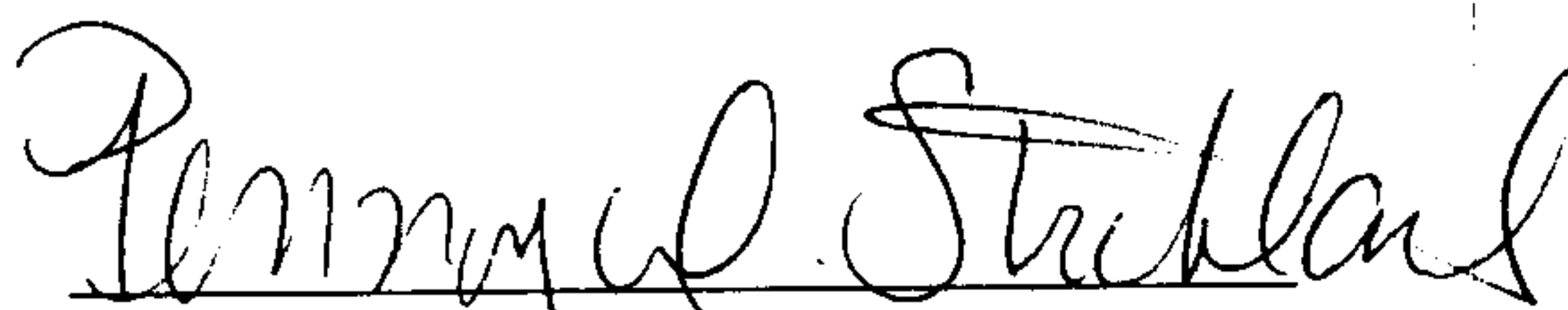
Shelby County, AL 12/29/2015  
State of Alabama  
Deed Tax: \$82.50

  
20151229000441830 1/3 \$102.50  
Shelby Cnty Judge of Probate, AL  
12/29/2015 01:39:47 PM FILED/CERT

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 18th day of December, 2015.

Witness:

\_\_\_\_\_

  
Penny D. Strickland

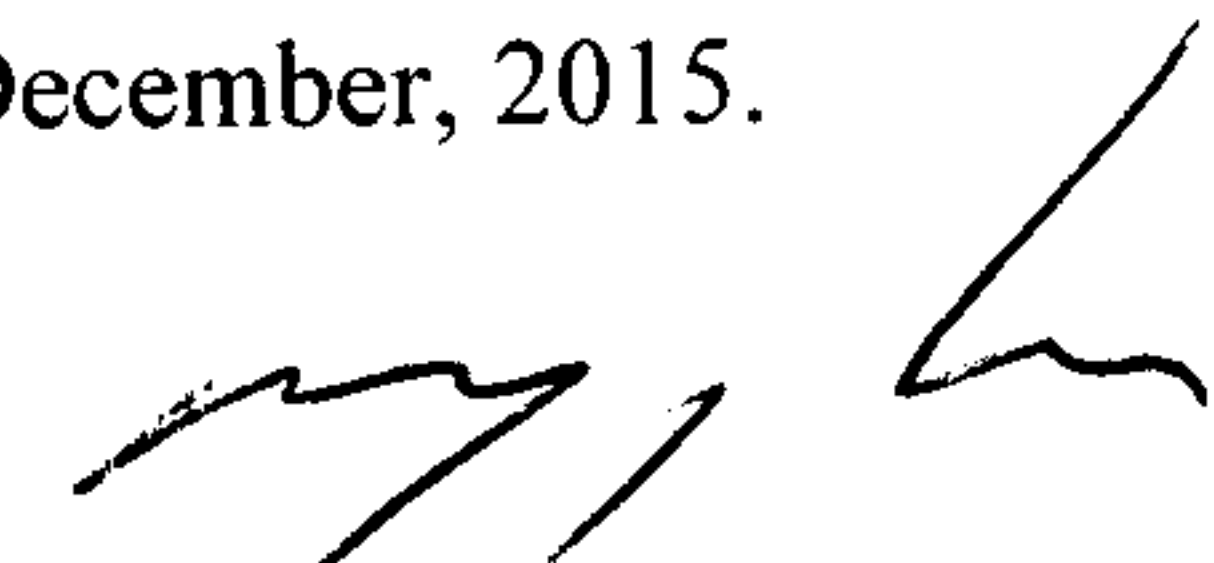
\_\_\_\_\_

  
Carol E. Strickland

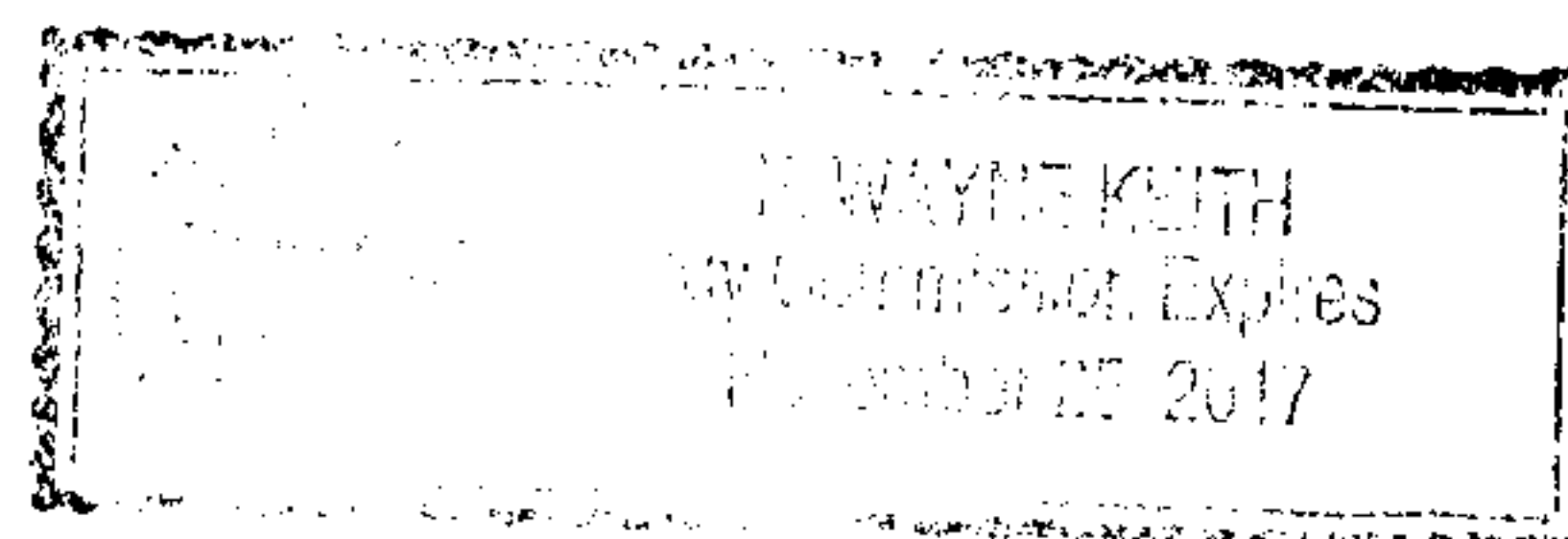
STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Penny D. Strickland and Carol D. Strickland, 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 18th day of December, 2015.

  
\_\_\_\_\_  
Notary Public

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



  
20151229000441830 2/3 \$102.50  
Shelby Cnty Judge of Probate, AL  
12/29/2015 01:39:47 PM FILED/CERT

### Real Estate Sales Validation Form

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

Grantors' Name: Penny D Strickland  
Carol E Strickland

Mailing Address : 1111 MacQueen Drive  
Helena, AL 35080

Grantee's Name: Adams Holdings, LLC

Mailing Address: 122 Bishop Circle  
Pelham, AL 35124

Property Address: 7533 Spencer Lane  
Helena, AL 35080

Date of Transfer: December 18, 2015

Total Purchase Price \$82,500.00

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

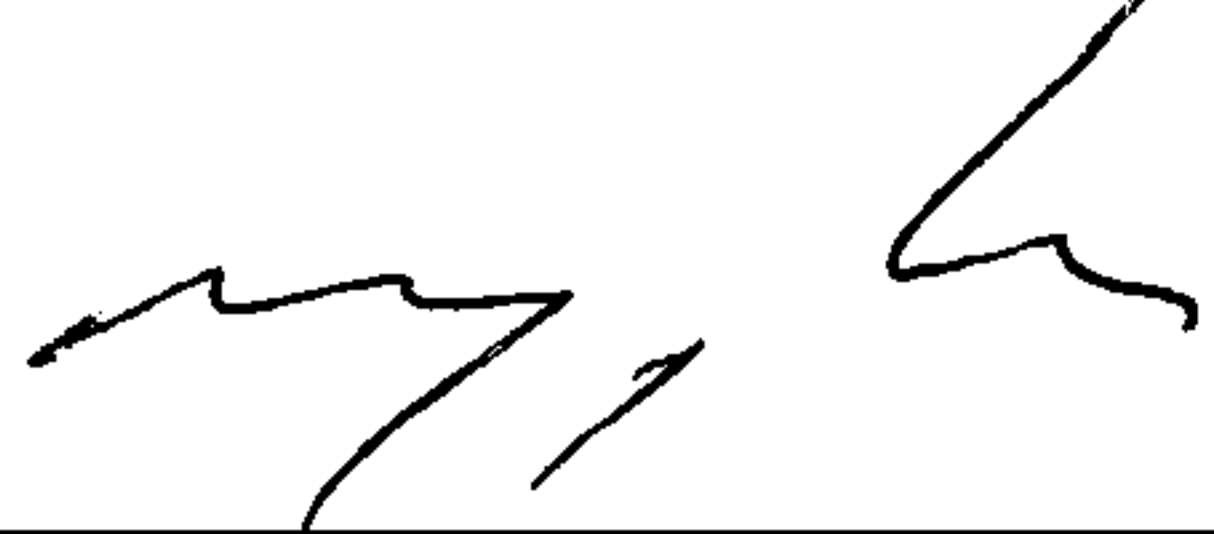
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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: December 18, 2015

Sign

x

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1

