

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Earl C. & Beverly A. Adair
124 White Cottage Road
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **David Joel Posey**, a married man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Earl C. Adair and Beverly A. Adair**, husband and wife (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at a 5/8" rebar found at the NW corner of the NW 1/4 of NW 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88 degrees 27 minutes 19 seconds East along the North line of Section 9 for 60.08' to the POINT OF BEGINNING; thence continue along said line South 88 degrees 27 minutes 19 seconds East 1260.51' to a 5/8" rebar set at the NE corner of the NW 1/4 of the NW 1/4 of Section 9; thence South 0 degrees 19 minutes 01 seconds East along the East line of said 1/4-1/4 for 210.48 feet to a 5/8" rebar set; thence North 88 degrees 33 minutes 31 seconds West 448.33 feet; thence along the center of Shoal Creek South 15 minutes 31 seconds 62 seconds East 304.41 feet South 49 degrees 48 minutes 23 seconds East 64.03 feet South 86 degrees 25 minutes 25 seconds East 131.34 feet; South 63 degrees 16 minutes 21 seconds East 38.47 feet, South 25 degrees 14 minutes 44 seconds West 193.28 feet; thence leaving said creek South 88 degrees 34 minutes 28 seconds East 245.36 feet to a 5/8" rebar set; thence along said East line South 0 degrees 19 minutes 01 second East 93.26 feet to a 1/2" rebar found; thence North 88 degrees 30 minutes 05 seconds West 1269.62 feet to a 5/8" rebar; thence North 0 degrees 22 minutes 34 seconds West 828.09 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama. According to the survey of Steven H. Gilbert, dated March, 2016.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

Shelby County, AL 04/14/2016
State of Alabama
Deed Tax: \$110.00


20160414000122360 1/3 \$130.00
Shelby Cnty Judge of Probate, AL
04/14/2016 10:55:48 AM FILED/CERT

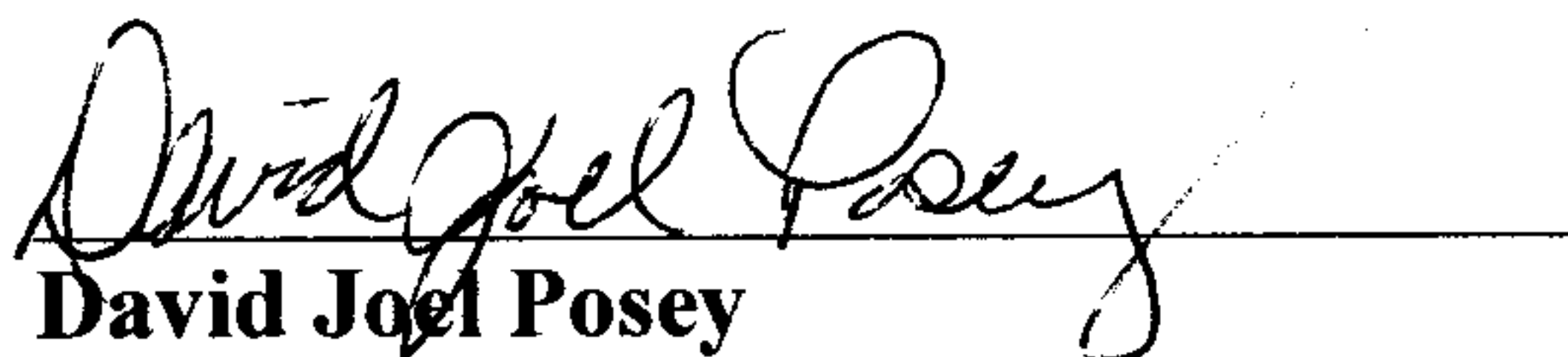
Also conveyed herein are all the reserved easements rights, terms and conditions, as contained in deed from Charles B. Posey to Warren K. Bailey in Ins. No. 2008011600002235.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of Grantor or his spouse.

IN WITNESS WHEREOF I sign my hand, this the 31 day of March, 2016.


David Joel Posey

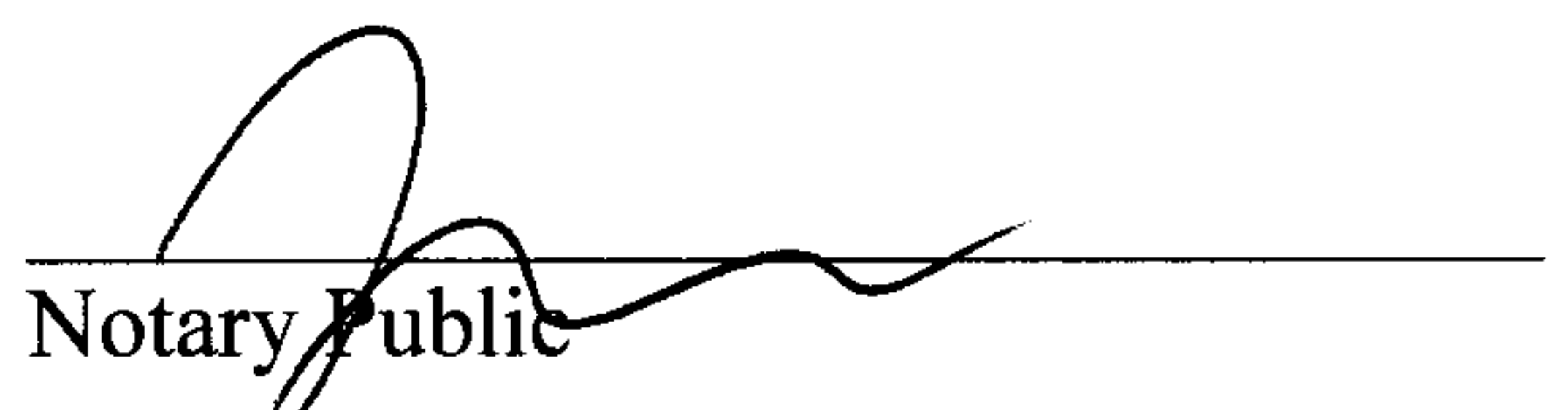

20160414000122360 2/3 \$130.00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Joel Posey**, a married man, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of March, 2016.


Notary Public
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name David Joel Posey
Mailing Address 132 Kentwood Lane
Alabaster, AL 35007

Grantee's Name Earl C. Adair Beverly A. Adair
Mailing Address 124 White Cottage Road
Helena, AL 35080

Property Address Shoal Creek
Leeds, AL

Date of Sale 03/31/2016
Total Purchase Price \$200,000.00



20160414000122360 3/3 \$130.00
Shelby Cnty Judge of Probate, AL
04/14/2016 10:55:48 AM FILED/CERT

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 03/31/2016

Print Justin Smitherman

Unattested
(verified by)

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1