

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
SHAWN C. ADAMS
ELIZABETH A. ADAMS
360 LANE PARK TRAIL
ALABASTER, AL 35114

20160512000160680
05/12/2016 08:38:38 AM
DEEDS 1/3

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Two Thousand and 00/100 Dollars (\$282,000.00)* to the undersigned Grantor, JONATHAN ZARZOUR, AN UNMARRIED MAN (hereinafter referred to as Grantor, whose mailing address is 360 LANE PARK TRAIL, ALABASTER, ALABAMA 35114), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto SHAWN C. ADAMS and ELIZABETH A. ADAMS, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 540A, ACCORDING TO THE RESURVEY OF LOTS 534-541 GRAND VIEW ESTATES GIVIANPOUR ADDITION TO ALABASTER 5TH ADDITION, AS RECORDED IN MAP BOOK 24 PAGE 78 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

Property address: 360 LANE PARK TRAIL, ALABASTER, AL 35114

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. DECLARATION OF PROTECTIVE COVENANTS AS RECORDED IN INSTRUMENT 1995-5892; 1ST AMENDMENT RECORDED IN INSTRUMENT 1995-28543; SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1995-28544; SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996-0339; SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS RECORDED IN INSTRUMENT 1996-029192 AND AMENDED BY INSTRUMENT 1996-37928 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
5. ARTICLES OF INCORPORATION OF GRANDE VIEW HOMEOWNERS ASSOCIATION RECORDED IN INSTRUMENT 1995-05890 AND BY LAWS RECORDED IN INSTRUMENT 1995-5891 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
6. MINERAL AND MINING RIGHTS INCIDENT THERETO LEASE OF DAMAGES AND SINKHOLE EXCEPT RECORDED IN INSTRUMENT 1999-12805 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
7. COVENANT FOR STORM WATER RUN OFF CONTROL RECORDED IN INSTRUMENT 1996-30194 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA

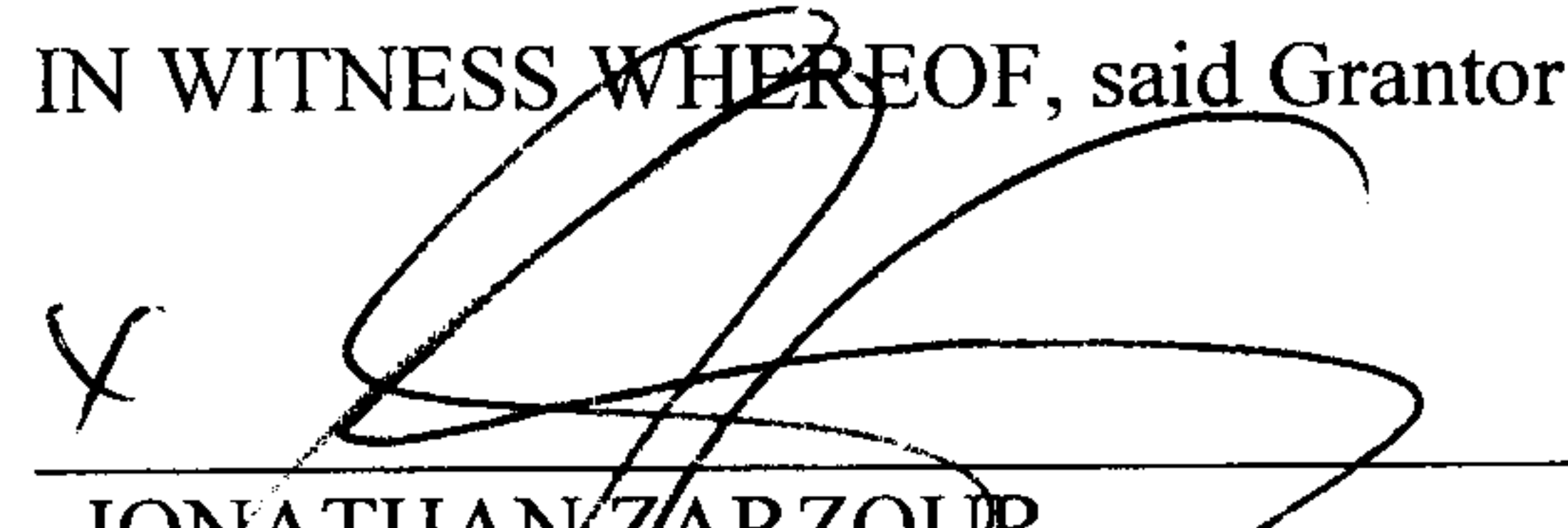
8. RIGHTS EASEMENT COVENANT AND RESTRICTION GRANTED TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
9. RIGHTS EASEMENT COVENANT AND RESTRICTION GRANTED TO CITY OF ALABASTER BY INSTRUMENT RECORD DIN INSTRUMENT 1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
10. RIGHTS EASEMENTS CONVENTS AND RESTRICTION GRANTED GRACE M RANDALL AND HARIETT RANDALL BY INSTRUMENT 1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA
11. DECREE OF CONDEMNATION CASE NO 28-197 ALABASTER WATER AND GAS V. KIMBERLY CLARK CORPORATION AS REFERRED IN DEED RECORDED IN INSTRUMENT 1994-26505 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

\$288,981.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and their 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, said Grantor has hereunto set his/her hand and seal this the 10th day of May.

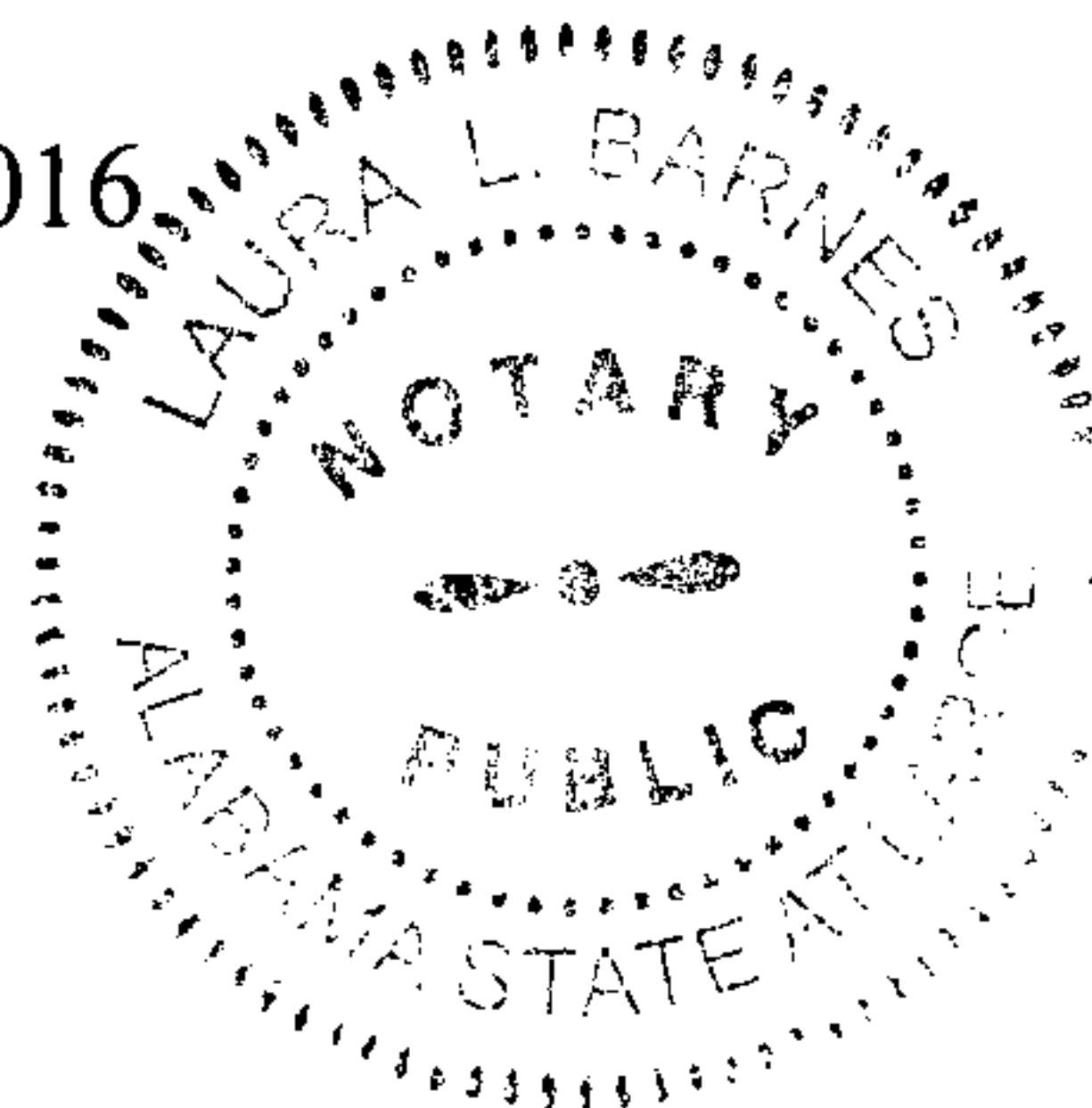

 JONATHAN ZARZOUR
 STATE OF ALABAMA
 JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JONATHAN ZARZOUR, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2016

NOTARY PUBLIC

My Commission Expires: 2/4/20



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: JONATHAN ZARZOUR
 Mailing Address: 360 LANE PARK TRAIL
 ALABASTER, AL 35114

Grantee's Name: SHAWN C. ADAMS and ELIZABETH A. ADAMS
 Mailing Address: 360 LANE PARK TRAIL
 ALABASTER, AL 35114

Property Address: 360 LANE PARK TRAIL
 ALABASTER, AL 35114

Date of Sale: May 10th, 2016

Total Purchase Price: (\$282,000.00)

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Other Tax Assessment
<input type="checkbox"/> Sales Contract	
<input checked="" type="checkbox"/> 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).

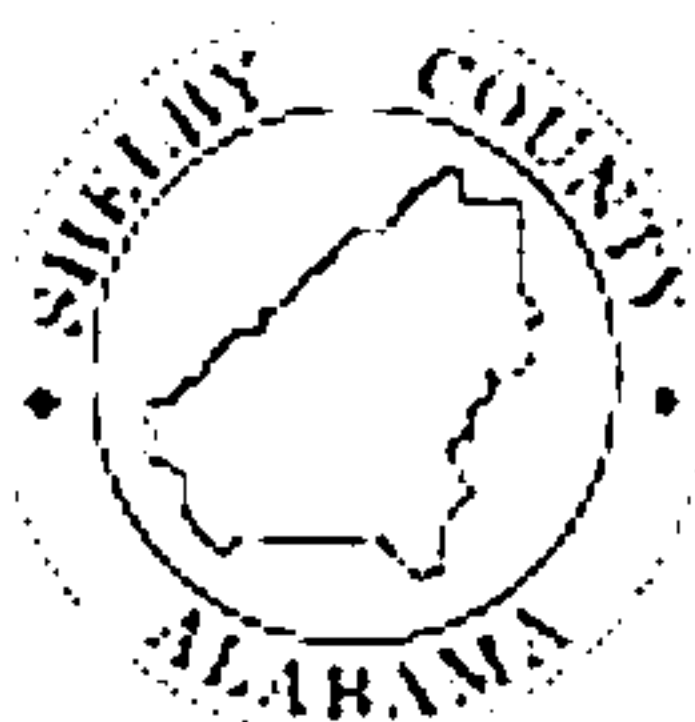
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 5/10/16
 _____ Unattested

Sign

Print: Laura L. Barnes, Closing Attorney

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



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/12/2016 08:38:38 AM
 \$735.50 CHERRY
 20160512000160680