

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Charles D. Adams and Kristin W. Adams  
265 Creek Street  
Montevallo, AL 35115

**WARRANTY DEED**

**20160907000324080**

**STATE OF ALABAMA**

**09/07/2016 09:59:30 AM**

**SHELBY COUNTY**

**DEEDS 1/2**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars (\$245,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Wayne C. Seelbach and Virginia A. Seelbach, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Charles D. Adams and Kristin W. Adams (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 100, and the most easterly four feet of Lot 101 according to the survey of Indian Highlands, Third Addition as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Two Hundred Thirty-Two Thousand Seven Hundred Fifty And No/100 Dollars (\$232,750.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on September 6, 2016.

  
Wayne C. Seelbach

  
Virginia A. Seelbach

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Wayne C. Seelbach and Virginia A. Seelbach whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 official seal on 6th day of September 2016.

  
Notary Public

My commission expires: 6/14/18



**20160907000324080 09/07/2016 09:59:30 AM DEEDS 2/2**

Grantor's Name	Wayne C. Seelbach and Virginia A. Seelbach	Grantee's Name	Charles D. Adams and Kristin W. Adams
Mailing Address	265 Creek Street Montevallo, AL 35115	Mailing Address	2568 Salem Road Montevallo, AL 35115
Property Address	265 Creek Street Montevallo, AL 35115	Date of Sale	September 6, 2016
		Total Purchase Price	\$245,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input 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 - Wayne C. Seelbach and Virginia A. Seelbach, 265 Creek Street, Montevallo, AL 35115.

Grantee's name and mailing address - Charles D. Adams and Kristin W. Adams, 2568 Salem Road, Montevallo, AL 35115.

Property address - 265 Creek Street, Montevallo, AL 35115

Date of Sale - September 6, 2016.

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.

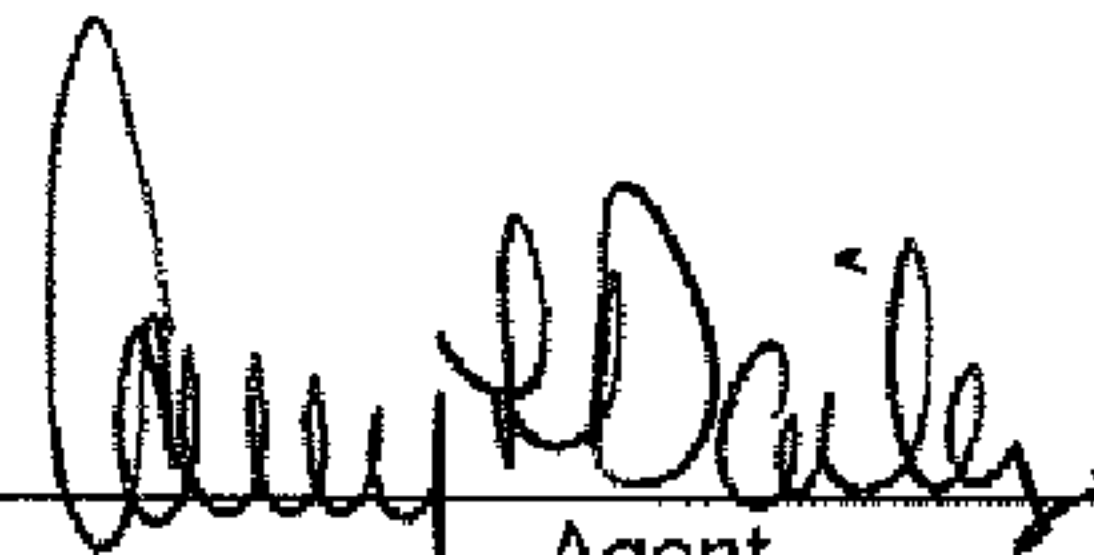
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: September 6, 2016

Sign

  
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/07/2016 09:59:30 AM  
\$30.50 CHERRY  
20160907000324080

