

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-16-23407

Send Tax Notice To: David Adams  
Lisa Adams

1484 Hwy 306  
Coker, AL 35040

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Seven Hundred Thirty Two Dollars and Seventy One Cents (\$260,732.71)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James W. Adams and Catherine Adams**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David Adams and Lisa Adams**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2017 and subsequent, years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$160,000.00** of the purchase price of the above described property was financed with the proceeds of a 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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of January, 2017.


   
James W. Adams Catherine Adams

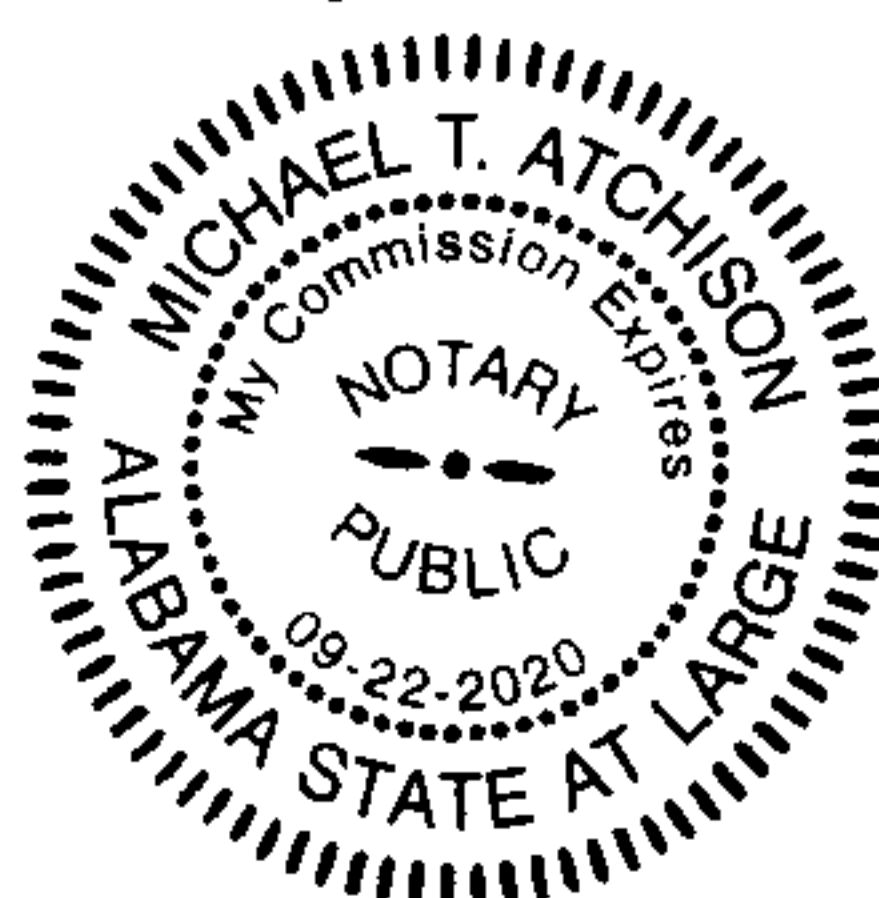
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James W. Adams and Catherine Adams, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2017.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



  
20170117000021410 1/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
01/17/2017 03:35:02 PM FILED/CERT

Shelby County, AL 01/17/2017  
State of Alabama  
Deed Tax: \$101.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

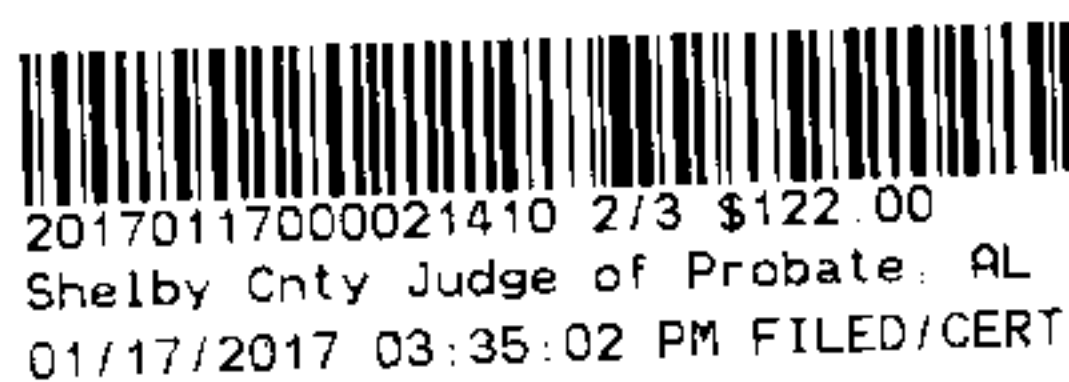
**PARCEL 2:**

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 31 minutes 46 seconds West along the East line of said quarter-quarter section a distance of 1,122.24 feet to a set rebar corner; thence run South 75 degrees 57 minutes 31 seconds West a distance of 183.75 feet to a set rebar corner and the point of beginning of the property, Parcel – 2 being described; thence continue last described course a distance of 135.00 feet to a set rebar corner; thence run North 14 degrees 02 minutes 29 seconds West a distance of 160.00 feet to a set rebar corner; thence run North 75 degrees 57 minutes 31 seconds East a distance of 135.00 feet to a set rebar corner; thence run South 14 degrees 02 minutes 29 seconds East a distance of 160.00 feet to the point of beginning.

ALSO, There is a proposed twenty foot wide (20.0') access easement for ingress and egress and utilities into Parcel 2, the centerline of which is described as follows:

**ACCESS EASEMENT:**

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 23, Township 22 South, Range 2 West, Shelby County, Alabama and run thence North 00 degrees 31 minutes 46 seconds West along the East line of said quarter-quarter section a distance of 1,122.24 feet to a set rebar corner; thence run South 75 degrees 57 minutes 31 seconds West a distance of 318.75 feet to a set rebar corner; thence run North 14 degrees 02 minutes 29 seconds West a distance of 160.00 feet to a set rebar corner; thence run North 75 degrees 57 minutes 31 seconds East a distance of 19.51 feet to a point in the centerline of an existing graveled surface driveway and the point of beginning, on the centerline, of the easement, being described; thence run North 53 degrees 41 minutes 17 seconds West a distance of 27.24 feet to a P.I. point; thence run North 07 degrees 37 minutes 16 seconds West a distance of 114.78 feet to a point on the southerly margin of Shelby County Highway No. 306 and the end of required easement.



## Real Estate Sales Validation Form

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

Grantor's Name James W. Adams  
Catherine Adams

Mailing Address 337 Hwy 301  
Calera AL 35040

Property Address 1484 Highway 306  
Calera, AL 35040

Grantee's Name David Adams  
Lisa Adams

Mailing Address 1484 Hwy 306  
Calera AL 35040

Date of Sale January 13, 2017  
Total Purchase Price \$260,732.71

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	<input type="checkbox"/> 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 - 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 of 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 January 10, 2017

Print James W. Adams

Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20170117000021410 3/3 \$122.00  
Shelby Cnty Judge of Probate, AL  
01/17/2017 03:35:02 PM FILED/CERT

Form RT-1