



20170227000066460 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
02/27/2017 10:33:04 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Jefferson

Send Tax Notice To: Adams Holdings, LLC
PO Box 824, Helena, AL 35080

Presents:

THAT IN CONSIDERATION OF Five Hundred dollars and No/100(\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rental Resource Group LLC (herein referred to as grantors) do grant, bargain, sell and convey unto Adams Holdings LLC. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 78, According to the Map and survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, in the Probate Office of Shelby County, Alabama

Subject to Easements, Restrictions, and Rights Of Way of Record.

This deed was prepared without the Benefit of a title exam

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. 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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30th day of November 2016.

Shelby County, AL 02/27/2017
State of Alabama
Deed Tax: \$10.00

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Rental Resource Group LLC

By: Jerry R Adams Jr
Its: Member

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jerry R Adams Jr whose name as Member of Rental Resource Group LLC, a Limited Liability Company, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 30th day of November, 2016.

Lauren Armstrong
Notary Public

My Commission Expires:

8/2/20

Prepared By:
Parker Law Firm, LLC
Jeremy Lee Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

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

Grantor's Name	<u>Rental Resource Group LLC</u>	Grantee's Name	<u>Adams Holdings LLC</u>
Mailing Address	<u>122 Bishop Circle</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>PO Box 824</u> <u>Helena AL 35080</u>
<hr/>			
Property Address	<u>2009 Jackson lane</u> <u>Helena, AL 35080</u>	Date of Sale	<u> </u>
		Total Purchase Price	<u>\$10,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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"/> Sales Contract	<input type="checkbox"/> Other
<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 11/30/ 2016

☒ Unattested

(verified by)

Print

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

Form RT-1



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