

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
65 Winding Stair Trail
Leeds, AL 35094

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE THOUSAND (\$1,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Helen Beane**, a widow, the surviving grantee in that certain Corrective Deed dated October 19, 1979 and recorded in Book 323 Page 260 recorded to correct the defective description contained in that certain deed dated January 30, 1978 and recorded in Deed Book 310, Page 344 in the Probate Office of Shelby County, Alabama, the other grantee Eugene Beane, having died on or about November 20, 2009 (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 SW corner of Section 4, Township 18 South, Range 1 East, Shelby County Alabama; thence S 88 degrees 27 minutes 19 seconds E along the South line of Section 4 for 515.63'(m) 550.00(d) to a 5/8" rebar set at the POINT OF BEGINNING; thence continue S 88 degrees 27 minutes 17 seconds E along said line 30.00' to a 5/8" rebar set; thence N 1 degree 42 minutes 02 seconds E along a wire fence 462.97'(m) 530.36' (d) to a 5/8" rebar set at the point of curvature of a curve to the right, having a radius of 1457.52' a central angle of 1 degree 14 minutes and 39 seconds, and a chord of 31.65 feet bearing S 73 degrees 06 minutes 55 seconds W; thence West along said curve and the Southerly right of way line of County Highway 41 for 31.65 feet to a 5/8" rebar set; thence S 1 degree 42 minutes 02 seconds W 452.96' to the POINT OF BEGINNING; said described tract containing 13.741 square feet, more or less.

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

Shelby County, AL 03/17/2017
State of Alabama
Deed Tax: \$1.00

20170317000091180 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/17/2017 02:51:46 PM FILED/CERT

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.

IN WITNESS WHEREOF I sign my hand, this the 16th day of March, 2017.

Helen Beane
Helen Beane

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Helen Beane**, 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, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of March, 2017.

[Signature]
Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021

20170317000091180 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
03/17/2017 02:51:46 PM FILED/CERT

Real Estate Sales Validation Form

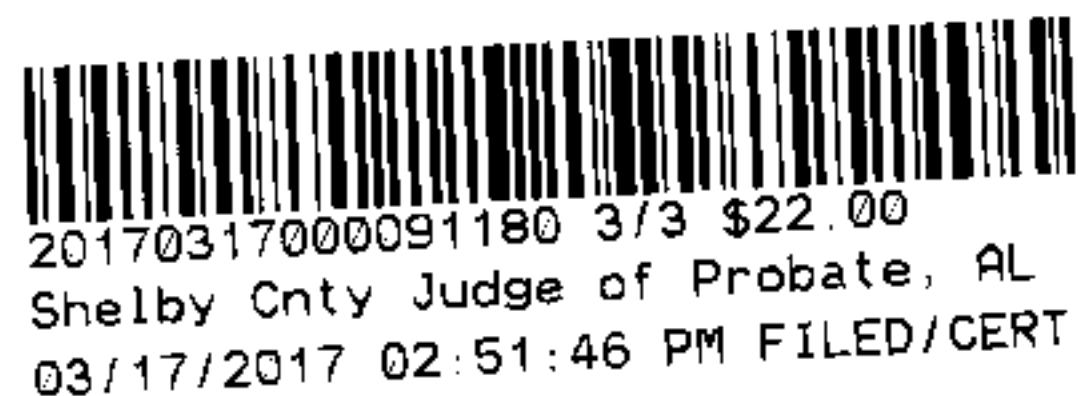
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Helen Beane
Mailing Address 10990 HWY 41
Leeds, AL 35094

Grantee's Name Earl C. Adair Beverly A. Adair
Mailing Address 65 Winding Stair Trail
Leeds, AL 35094

Property Address 65 Winding Stair Trail
Leeds, AL 35094

Date of Sale 03/16/2017
Total Purchase Price \$1,000.00



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)

☐ 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 03/16/2017

Print Justin Smitherman

Unattested
(verified by)

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