

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Twenty Seven Thousand Dollars (\$127,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged I, Tammy Rena Adams, a married woman, (herein referred to as grantor), grant, bargain, sell and convey unto Carrie Underwood Miranda, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to wit:

From the northeast corner of the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West run westerly along the north boundary line of said ¼-¼ section for 425.0 feet to the point of beginning of the land herein described and conveyed; Thence continue westerly along last said course for 100.0 feet; Thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run southerly 200.0 feet; Thence turn an angle of 88 degrees, 46 minutes, 21 seconds to the left and run easterly 100.0 feet; Thence turn an angle of 91 degrees, 13 minutes, 39 seconds to the left and run northerly 200.0 feet to the point of beginning.

This land being a part of the NE ¼ of the SE ¼ of Section 34, Township 20 South, Range 3 West and being 0.459 acres, more or less.

For ad valorem tax purposes only, the address to the above described property is 1244 Bennett Drive, Alabaster, AL 35007.

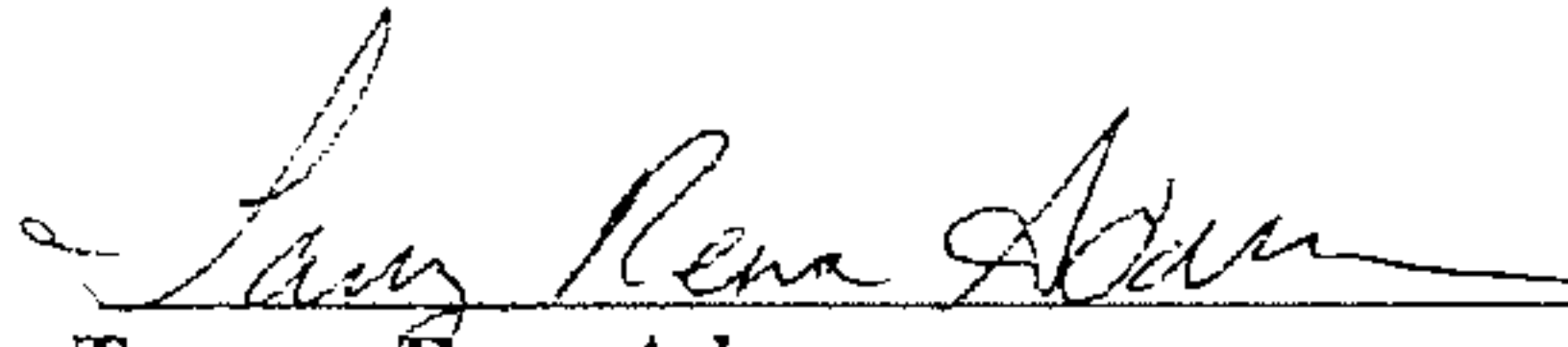
The above property is not the homestead or residence of the grantor, or her spouse.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons

In Witness Whereof, I have hereunto set my hand and seal this 24 day of April, 2017.



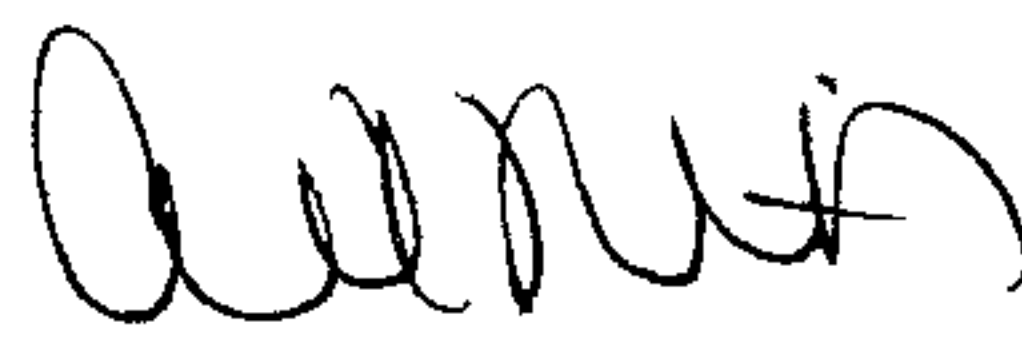
Tammy Rena Adams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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

Given under my hand and official seal this the 24 day of April, 2017.





NOTARY PUBLIC
My Commission Expires: 5/9/20

THIS INSTRUMENT PREPARED BY:
Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830
AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Tammy Renee Adams
 Mailing Address 129 Chestnut Drive
Alabaster, AL 35007

Grantee's Name Carrie Underwood Miranda
 Mailing Address 1244 Bennett Drive
Alabaster, AL 35007

Property Address 1244 Bennett Drive
Alabaster, AL 35007

Date of Sale April 24, 2017
 Total Purchase Price \$ 127,000.00
 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.

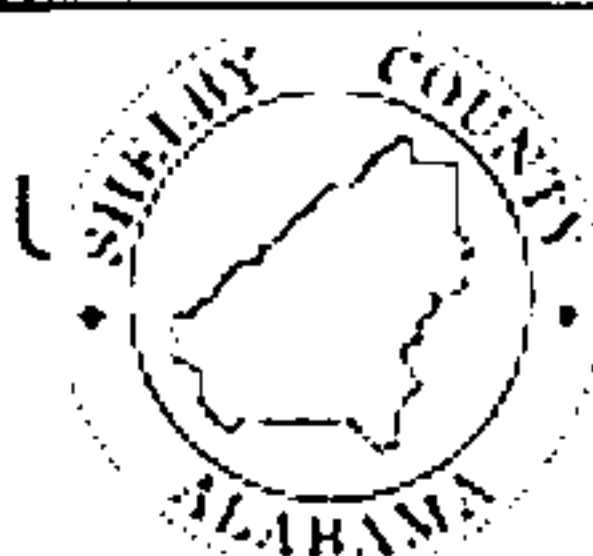
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 _____

Print Sondra D. Hall



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 05/30/2017 02:00:38 PM
 \$20.50 CHARITY
 20170530000187770

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

[Handwritten Signature]