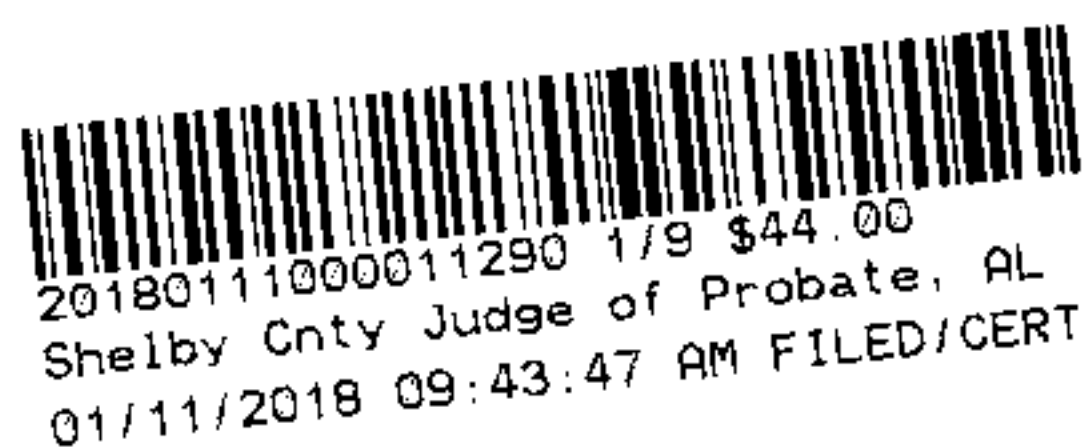


This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080



Send Tax Notice to:
LS Adams
610 3rd St. SE
Cullman, AL 35055

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Lonnie Stuart Adams**, a married man, **Sandra Yvonne Adams Guthrie**, an unmarried woman, and **Susan Leigh Adams Tkacik**, a married woman, as the surviving children and only heirs at law of **Lonnie N. Adams AKA Lonnie Norton Adams**, the surviving grantee in the joint survivorship deed recorded as instrument No. 1996-09650 in the Probate Office of Shelby County, Alabama, said grantee having died on or about June 11, 2017, the other grantee, **Tenniss Y. Adams**, having died on or about January 9, 2003 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Lonnie Stuart Adams**, a married man, **Sandra Yvonne Adams Guthrie**, an unmarried woman, and **Susan Leigh Adams Tkacik**, a married woman (hereinafter referred to as GRANTEES), 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:

Lot 23, in Block 3, according to a Resurvey of George's Subdivision of Keystone, Sector 3, as recorded in Map Book 4, Page 33, in the Probate Office of Shelby County, Alabama.

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

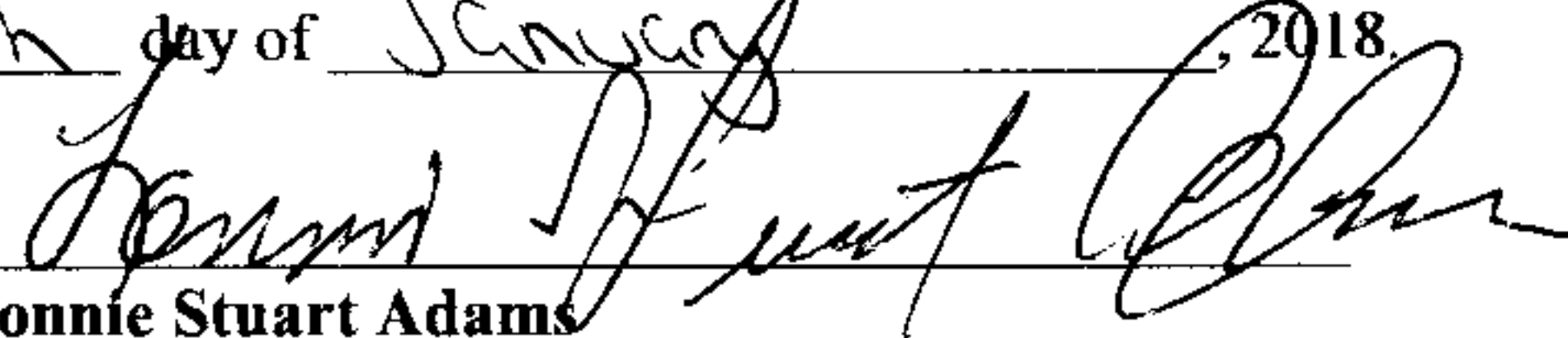
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.


AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

4th day of January, 2018.

Lonnie Stuart Adams


20180111000011290 2/9 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2018 09:43:47 AM FILED/CERT

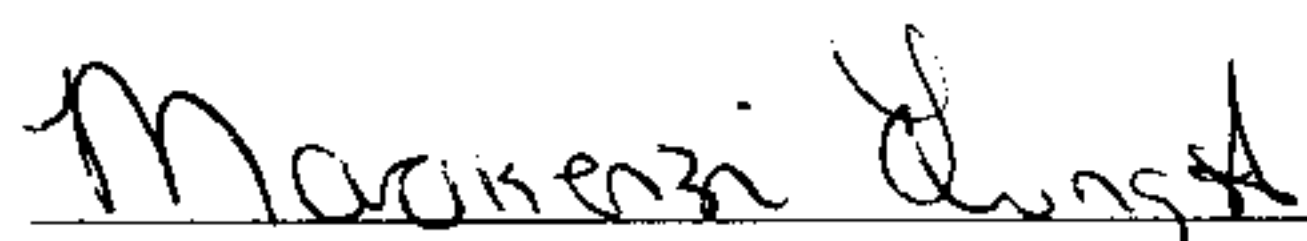
STATE OF ALABAMA
Cullman COUNTY

}

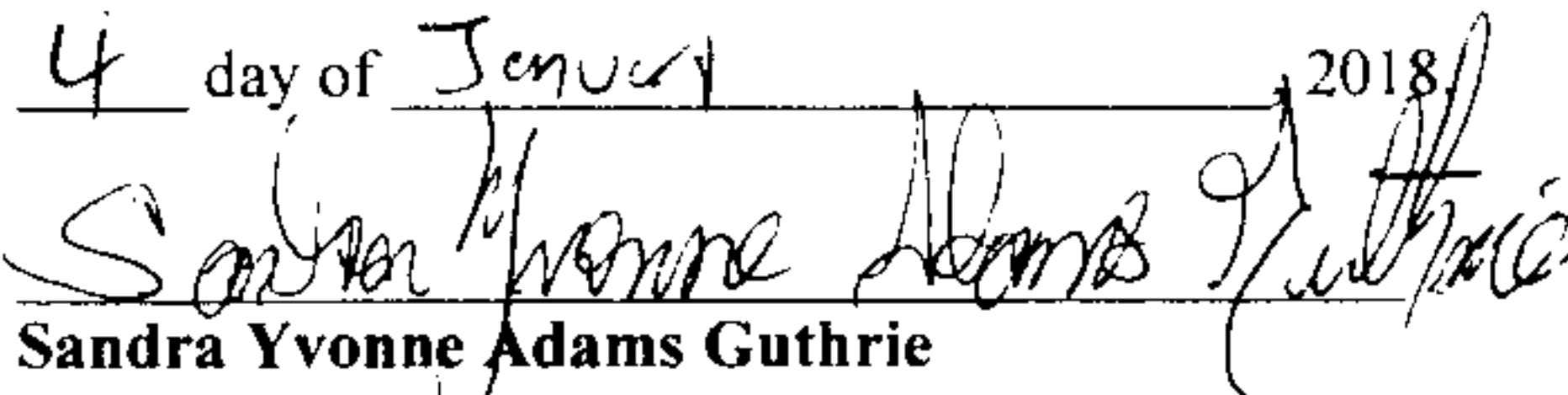
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Lonnie Stuart 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of January, 2018.


Notary Public

My Commission Expires MY COMMISSION EXPIRES 06-23-2018

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the
4 day of January, 2018.

Sandra Yvonne Adams Guthrie

STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Sandra Yvonne Adams Guthrie**, 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, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4 day of
January, 2018.



Notary Public
My Commission Expires: 1/18/21

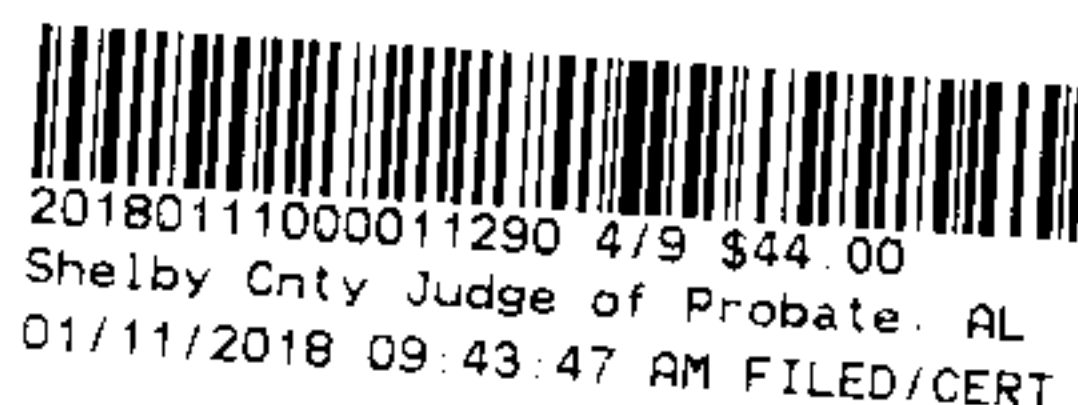
JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021



20180111000011290 3/9 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2018 09:43:47 AM FILED/CERT

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 8 day of January, 2018.

Susan Leigh Adams Tkacik
Susan Leigh Adams Tkacik



STATE OF ALABAMA
Chilton COUNTY

}

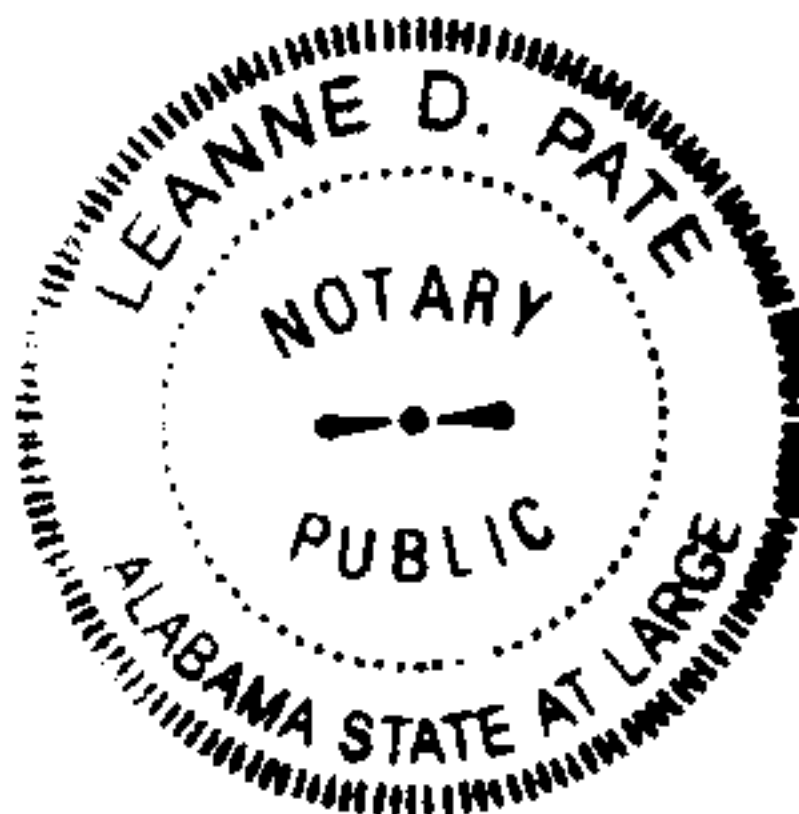
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Susan Leigh Adams Tkacik**, 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, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of January, 2018.

Leanne D. Patel
Notary Public

My Commission Expires: 11/14/21



Real Estate Sales Validation Form

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

Grantor's Name Lonnie N. Adams et. al.
Mailing Address _____
317 Hillwood Lane
Alabaster, AL 35007

Grantee's Name Lonnie Stuart Adams, Sanda Yvonne Adams Guthrie
Mailing Address Susan Leigh Adams Tkacik
610 3rd St. SE
Cullman, AL 35055

Property Address 317 Hillwood Lane
Alabaster, AL 35007

Date of Sale 01/04/2018
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,300.00



20180111000011290 5/9 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2018 09:43:47 AM FILED/CERT

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 Tax Assessor's Value---Inheritance-no tax
☐ 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 01/04/2018

Print Justin Smitherman

☐ Unattested _____
(verified by)

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

Form RT-1

This instrument prepared by:

STATE OF ALABAMA
COUNTY OF CULLMAN

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Ricky Lynn Isbell, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Ricky Lynn Isbell (name), and I live at 299 Co. Rd. 1600 Cullman, AL 35058 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Lonnie Norton Adams, from 1991 until his/her death on JUNE 11, 2017. I was personally well acquainted with the Decedent during his/her lifetime;
FRIEND of SON LONNIE STUART ADAMS FOR 32 YEARS (short statement as to how affiant knew decedent).

The Decedent died in Shelby County, AL, on or about JUNE 11 2017 and at the time of Decedent's death, Decedent's residence was 317 Hillwood Lane Alabaster, AL 35007, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent ~~did~~ did not have a surviving spouse. Decedent's surviving spouse is/was N/A and he/she lives/lived at N/A.

Decedent had the following children:

1. Lonnie Stuart Adams, 72, Son, 610 3rd St. S.E. Cullman, AL 35055
(Name, age, relationship to decedent, address)
2. Sandra Vonne Adams Guthrie, 68, Daughter, 4045 Crossings Lane, B'ham, AL 35242
(Name, age, relationship to decedent, address)
3. Susan Leigh Adams Tkacik, 58, Daughter, 124 Crestmont Lane Prattville, AL 36024
(Name, age, relationship to decedent, address)
4. _____
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)



20180111000011290 6/9 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2018 09:43:47 AM FILED/CERT

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, N/A, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of N/A as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of
Friend (state relationship to decedent).

Further Affiant saith not.

STATE OF Alabama
COUNTY OF Cullman


[Signature]
(printed name)
Affiant RICKY L. ISBELL

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Ricky L. Isbell whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7 day of December, 2017.

MY COMMISSION EXPIRES 06-23-2018

[Signature]
Notary Public
My commission expires:


20180111000011290 7/9 \$44.00
Shelby Cnty Judge of Probate AL
01/11/2018 09:43:47 AM FILED/CERT

This instrument prepared by:

STATE OF ALABAMA

COUNTY OF Shelby

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Patti Bowling, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is Patti Bowling (name), and I live at 1111 SAINT ANDREWS PARKWAY, ONEONTA, AL. 35121 (address of Affiant), that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Lonnie Norton Adams, from 1991 until his/her death on JUNE 11, 2017. I was personally well acquainted with the Decedent during his/her lifetime. He WAS my best friends daddy (father) (short statement as to how affiant knew decedent). Sandra Guthrie

The Decedent died in Shelby County, AL, on or about JUNE 11, 2017 and at the time of Decedent's death, Decedent's residence was 317 Hillwood Lane ALABASTER AL 35007 County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent ~~did~~/did not have a surviving spouse. Decedent's surviving spouse is/was N/A and he/she lives/lived at N/A.

Decedent had the following children:

1. Lonnie Stuart Adams, 72, SON, 610 3rd St. S. E. Cullman, AL 35055
(Name, age, relationship to decedent, address)
2. Sandra Yvonne Adams Guthrie, 68, Daughter, 4045 Crossings Lane
(Name, age, relationship to decedent, address)
3. Susan Leigh Adams Tkacik, 58, Daughter, 124 Crestmont Lane B'ham, AL 35242
(Name, age, relationship to decedent, address)
4. [Redacted] PELHAM, AL 35124
(Name, age, relationship to decedent, address)
5. _____
(Name, age, relationship to decedent, address)




20180111000011290 8/9 \$44.00
Shelby Cnty Judge of Probate, AL
01/11/2018 09:43:47 AM FILED/CERT

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, N/A, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of N/A as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of FRIEND (state relationship to decedent).


Further Affiant saith not.



PATTI BOWLING (printed name)
Affiant

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Patticia Bowling whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 12 day of December, 2017.


Notary Public
My commission expires: 05/28/2019


20180111000011290 9/9 \$44.00
Shelby Cnty Judge of Probate: AL
01/11/2018 09:43:47 AM FILED/CERT