

SEND TAX NOTICE TO:  
Doug and Nina Adair  
9045 Eagle Valley Lane  
Birmingham AL 35242

This Instrument was prepared by:

Hayes D. Brown  
Attorney at Law  
P.O. Box 530243  
Birmingham AL 35253



20180420000133420 1/3 \$182.00  
Shelby Cnty Judge of Probate, AL  
04/20/2018 12:40:12 PM FILED/CERT

Shelby County, AL 04/20/2018  
State of Alabama  
Deed Tax: \$160.00

**WARRANTY DEED JOINT TENANTS**  
**WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, that in consideration of Ten dollars (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Theresa M. LoMonaco, a single woman, Douglas C. Adair, a married man and Nina T. Adair his wife (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **Douglas C. Adair and Nina T. Adair** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1606, according to the Survey of Eagle Point, 16<sup>th</sup> Sector, as recorded in Map Book 27, Page 92, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to ad valorem taxes for the current year and subsequent years.  
Subject to restrictions, reservations, conditions and easements of record.  
Subject to any mineral or mineral rights leased, granted or retained by prior owners.  
Subject to that certain mortgage to Renasant Bank, and its assigns recorded at 20121210000472400 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 6th day of April, 2018.

WITNESS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Theresa M. LoMonaco*  
Theresa M. LoMonaco  
*Douglas C. Adair*  
Douglas C. Adair  
*Nina T. Adair*  
Nina T. Adair

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theresa M. LoMonaco, a single woman, Douglas C. Adair, a married man and Nina T. Adair his wife whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6th day of April, 2018.

*Harvey D. Borman*

\_\_\_\_\_  
Notary Public

My Commission Expires: 4/25/21



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**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>Theresa M. LeMonaco</u>	Grantee's Name	<u>Douglas C. Adair</u>
Mailing Address	<u>9045 Eagle Valley Lane</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>Nina T. Adair</u> <u>9045 Eagle Valley Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>9045 Eagle Valley Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>04-06-2018</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$ 479,900.00</u> <sup>137</sup> 159,916

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 checked="" type="checkbox"/> Other <u>Shelby County Tax Record 09.3070.002.002.168</u>
<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 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 04-06, 2018

Print: Nina T. Adair

Sign: Nina T. Adair  
Grantor/Grantee/Owner/Agent (circle one)

☐ Unattested

(verified by)



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**Form RT-1**