

This instrument prepared by:
Michael Galloway, Attorney
931 Sharitt Avenue, Suite 113
Gardendale, AL 35071

SEND TAX NOTICE TO:
Daniel Martin Mars and Rachel Jernigan
Mars
3453 Wildewood Dr.
Pelham, AL 35124

WARRANTY DEED

20180509000158350

STATE OF ALABAMA

05/09/2018 10:48:36 AM

SHELBY COUNTY

DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty Thousand One Hundred And No/100 Dollars (\$120,100.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Holly S. Adams and Robert Adams, wife and husband (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Daniel Martin Mars and Rachel Jernigan Mars (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 24, Block 1, according to the Survey of Wildewood Village, Fourth Addition, as recorded in Map Book 8, Page 146, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Holly S. Adams is one and the same person as Holly B. Sager grantee in deed recorded in Inst. #20100609000181450.

Subject to a third party mortgage in the amount of \$117,924.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on May 4, 2018.


Holly S. Adams


Robert Adams

STATE OF Alabama
COUNTY OF JEFFERSON

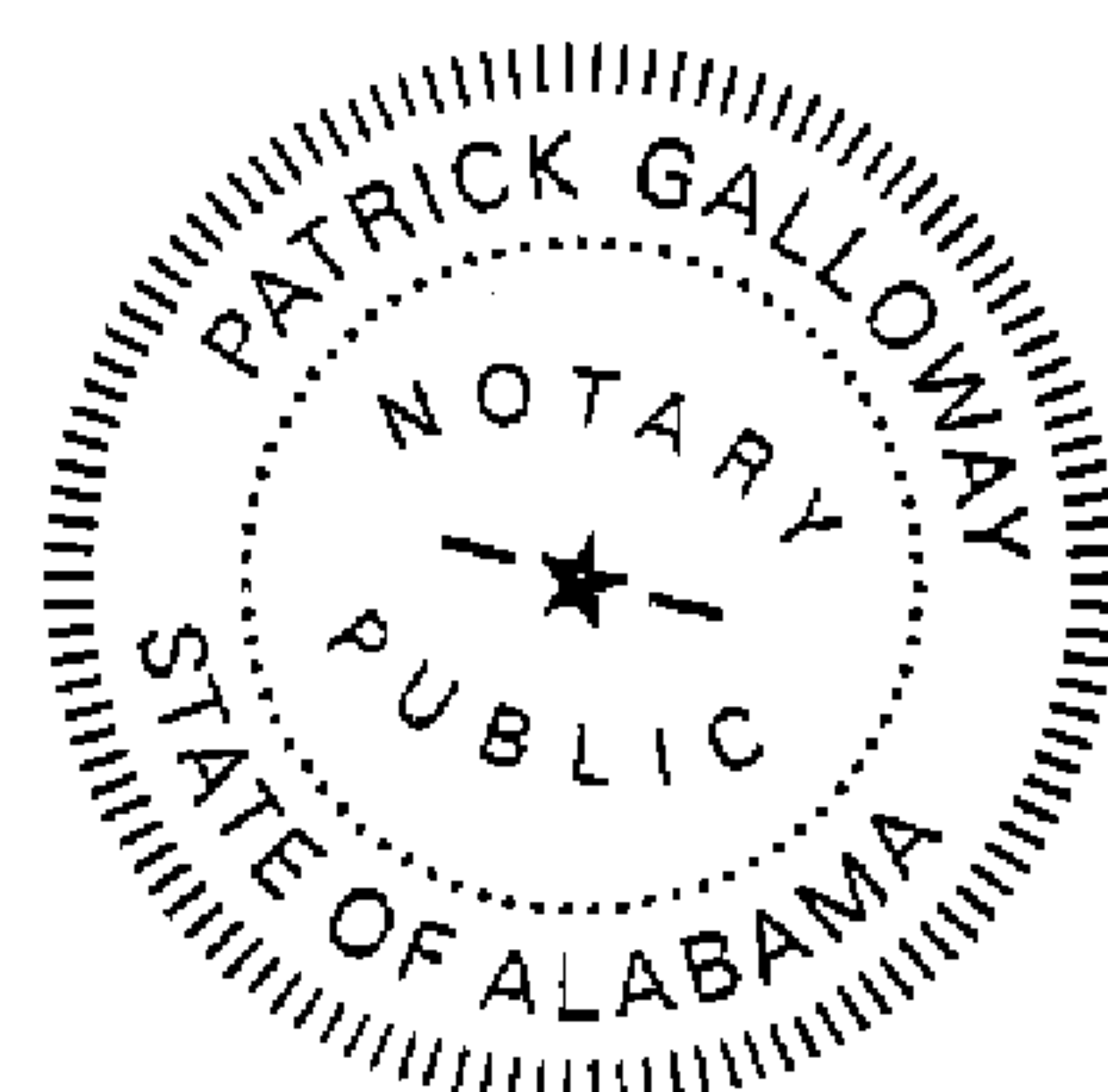
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Holly S. Adams and Robert Adams whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 4 day of May, 2018.


Notary Public

My commission expires: 10-4-21

FILE NO.: TS-1800505



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Holly S Adams Robert Adams	Grantee's Name	Daniel Martin Mars Rachel Jernigan Mars
Mailing Address	3453 Wildewood Dr Pelham AL 35124	Mailing Address	3452 Wildewood Dr Pelham AL 35124
Property Address	3453 Wildewood Dr Pelham AL 35124	Date of Sale	May 4, 2018
		Total Purchase Price	\$ 120,100.00
		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)

<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	

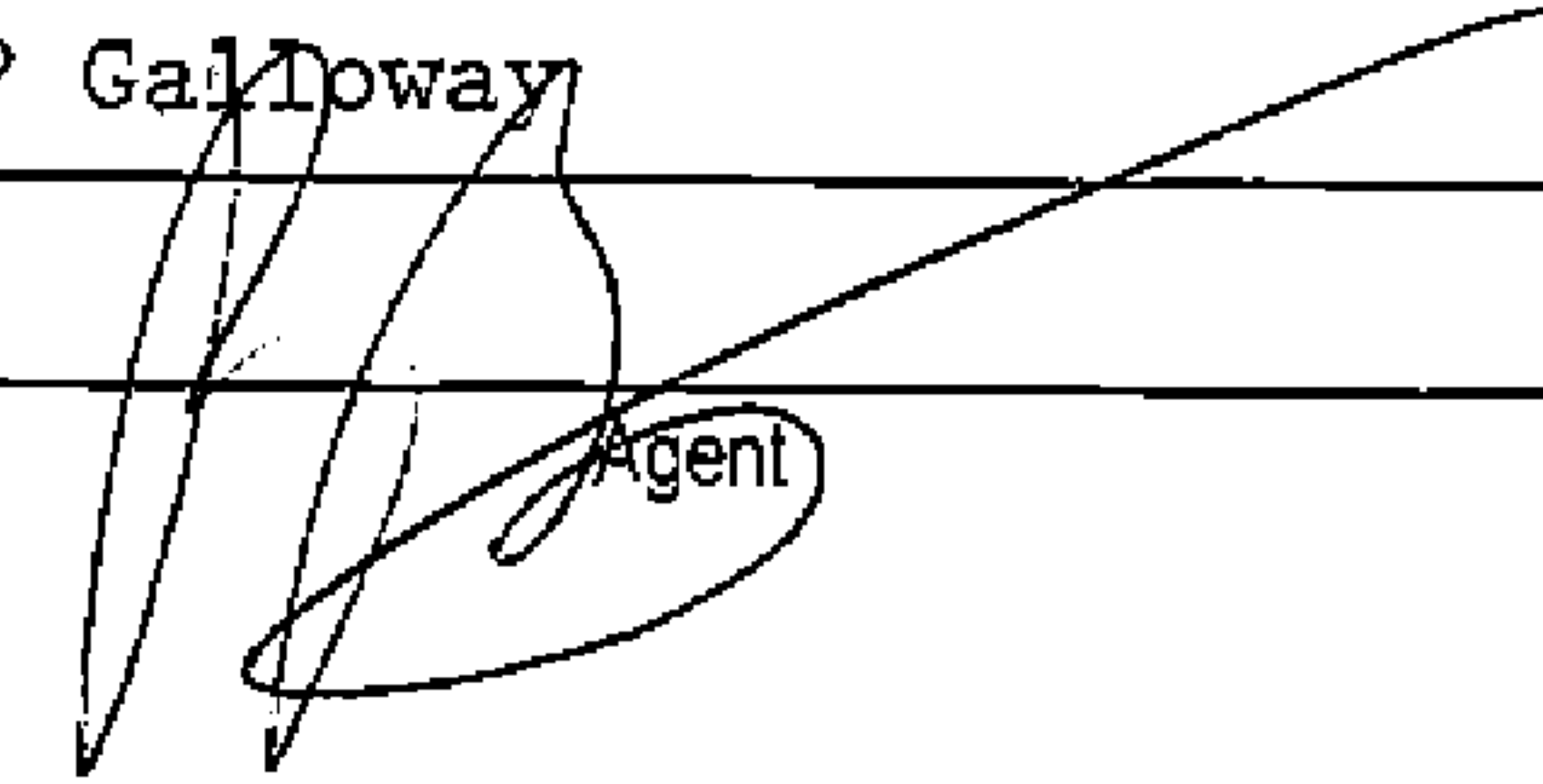
20180509000158350 05/09/2018 10:48:36 AM DEEDS 2/2

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

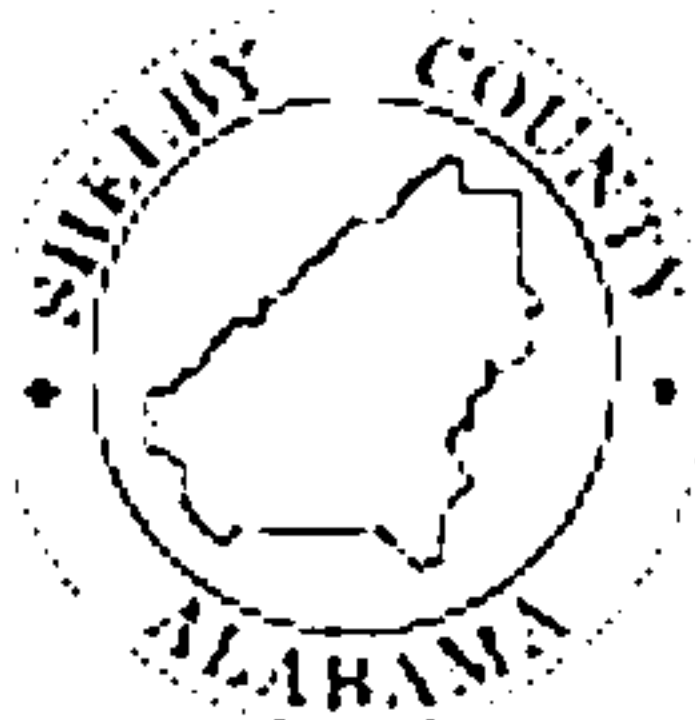
Instructions

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	May 4, 2018	Print	P Gal Doway
Unattested		Sign	
(verified by)			Agent

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2018 10:48:36 AM
\$20.50 CHERRY
20180509000158350

