

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

Send Tax Notice to:  
David Joel Posey  
132 Kentwood Lane  
Alabaster, AL 35007

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, **Earl C. Adair** and **Beverly A. Adair**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **David Joel Posey**, a married man (hereinafter referred to as GRANTEE), 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 NW corner of Section 9, Township 18 South, Range 1 East, Shelby County Alabama; thence S 88°27'19" E along the north line of Section 9 for 1320.57' to a 5/8" rebar set at the NE corner of the NW 1/4 of the NW 1/4 of Section 9; thence S 0°19'01" E along the east line of said 1/4-1/4 for 210.48' to a 5/8" rebar set; thence N 88°33'31" W 448.33'; thence along the center of Shoal Creek S 15°31'52" E 211.34' to the POINT OF BEGINNING; thence continue along said creek S 15°31'52" E 93.06'; S 49°48'23" E 54.03'; S 86°25'25" E 131.34'; S 63°16'21" E 38.47'; S 25°14'44" W 193.28'; thence, leaving said creek, S 88°34'28" E 245.36'; thence S 0°19'01" E 93.26'; thence N 88°30'05" W 1259.62'; thence N 0°22'34" W 414.65'; thence S 88°27'19" E 867.22' to the POINT OF BEGINNING; said described tract containing 10.0 Acres, more or less.

INGRESS - EGRESS EASEMENT

An Easement for Ingress and Egress. 30 feet wide, lying 15 feet north and South of the following described centerline:

Commence at a 5/8" rebar found at the NW corner of Section 9, Township 18 South, Range 1 East, Shelby County Alabama; thence S 0°22'34" E along the west line of Section 9 for 813.13' to the POINT OF BEGINNING; thence S 88°30'05" E 60.08' to the POINT OF ENDING.

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 GRANTEE.

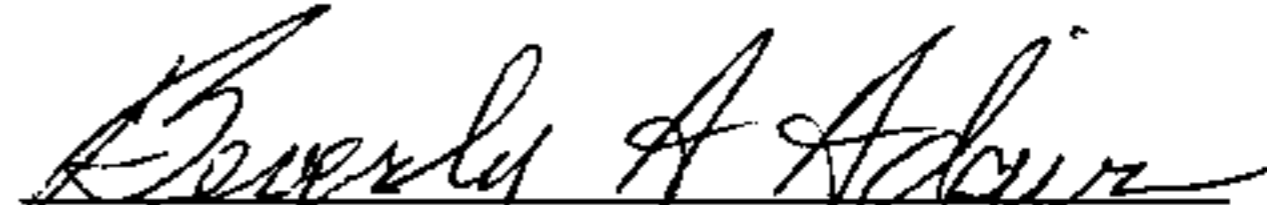
AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, 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 GRANTORS have hereunto set their hands and seals this the 2 day of March, 2017.

  
Earl C. Adair

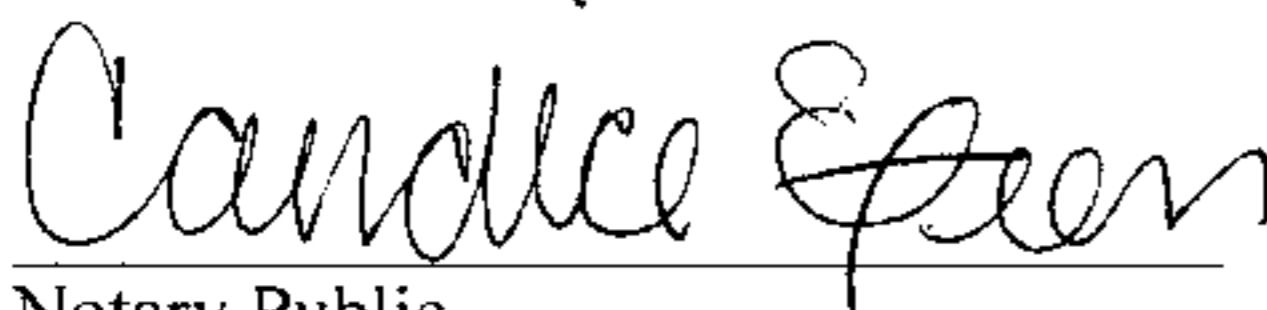
  
Beverly A. Adair

STATE OF ALABAMA  
SHELBY COUNTY

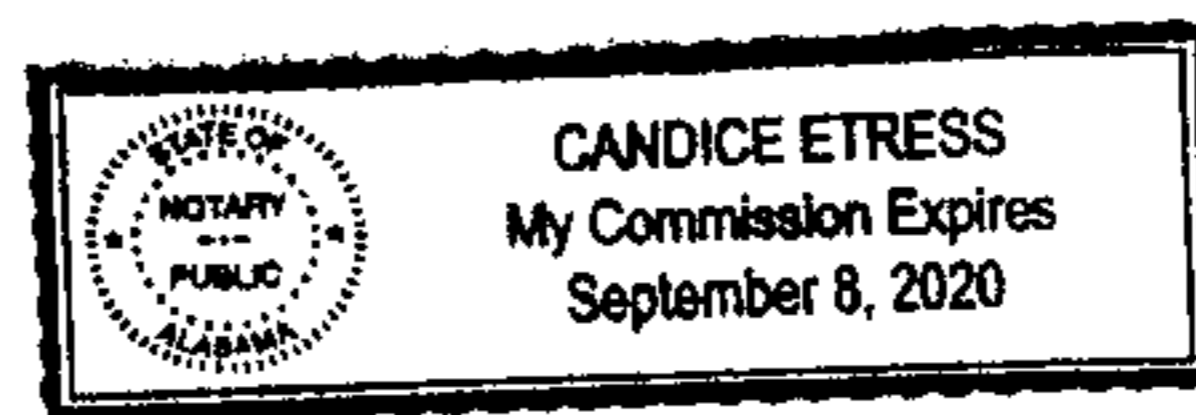
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Earl C. Adair** and **Beverly A. Adair**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of March, 2017.

  
Notary Public

My Commission Expires: 9-8-2020



# Real Estate Sales Validation Form

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

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

Grantee's Name David Joel Posey  
Mailing Address 132 Kentwood Lane  
Alabaster, AL 35007

Property Address Undeveloped  
04-2-07-0-000-006-009

Date of Sale 03/02/2017  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$37,270

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 03/08/2017

Print David Joel Posey

☒ Unattested Laura M. Nelson  
(Attested by)

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

Form RT-1

20180625000224370 3/3 \$58 50  
Shelby Cnty Judge of Probate, AL  
06/25/2018 09:26:02 AM FILED/CERT