

THIS INSTRUMENT WAS PREPARED BY
L. Brooks Burdette
Attorney at Law
(Without Opinion)
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, Alabama 35173

SEND TAX NOTICE TO:
Miriam R. Adams
271 Dogwood Drive SE
Leeds, Alabama 35094

ESTATE DEED
TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA }
COUNTY OF SHELBY }
KNOW ALL MEN BY THESE PRESENTS,

that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND Other Good and Valuable Consideration

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I,

The Estate of GREGORY MACK ADAMS, by MIRIAM ROLLS ADAMS, as Personal Representative, Shelby County Probate Case Number PR-2017-000641,

(herein referred to as GRANTOR) does grant, bargain, sell and convey unto

MIRIAM ROLLS ADAMS

(herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

- 1. Subject to Ad Valorem taxes for the year 2018 and all following years, right-of-ways, easements, covenants, reservations, and restrictions of record.
- 2. Gregory Mack Adams is one and the same as Greg Adams.
- 3. **This conveyance is as stated in the Last Will and Testament of GREGORY MACK ADAMS, Shelby County Probate case Number PR-2017-000641.**
- 4. No survey was provided. No title exam was performed. No tax advice was given.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns forever.

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

IN WITNESS WHEREOF **Miriam Rolls Adams**, as **Personal Representative** of the Estate of **Gregory Mack Adams**, who is authorized to execute this conveyance, has hereunto set her hand and seal this 29 DAY OF October 2018.

Miriam Rolls Adams (Seal)
MIRIAM ROLLS ADAMS,
as Personal Representative of the Estate of
Gregory Mack Adams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Miriam Rolls Adams, as Personal Representative of the Estate of Gregory Mack Adams, Shelby County Case number PR-2017-000641**, 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 and in such capacity and with full authority, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 DAY OF October 2018.

L. Brooks Burdette
NOTARY PUBLIC
My Commission Expires: 5/15/2021

EXHIBIT "A"

Legal Description

AN UNDIVIDED INTEREST IN;

A tract of real property situated in the West ½ of the NW ¼ of Section 18, Township 18 South, Range 1 East and more particularly described as follows: Commence at the SW corner of the SW ¼ of the NW ¼ of the above described Section 18 for the Point of Beginning; thence in an Easterly direction along the South line of said ¼ ¼ run a distance of 1340.99 feet to the SE corner of said ¼ ¼; thence turn an angle of 89°32'22" to the left and along the East line of said ¼ ¼ run a distance of 329.91 feet; thence turn an angle of 90°27'38" to the left for a distance of 1340.99 feet to the West line of said ¼ ¼; thence turn an angle of 89°32'22" to the left and along said West line for a distance of 329.91 feet to the point of beginning. Less and except that parcel described in deed recorded in Deed Book 283, Page 741, situated in Shelby County, Alabama.

COUNTY: Legal located in Shelby County


20181106000393690 2/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/06/2018 03:59:49 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Gregory M. Adams Grantee's Name Miriam Rolfs Adams
Mailing Address 271 Dogwood Dr. SE Mailing Address 271 Dogwood Drive
Leeds, AL 35094 Leeds, AL 35094

Property Address 21 Dogwood Drive Date of Sale October 29, 2018
Leeds, AL 35094 Total Purchase Price \$
Parcel: ED# Or
04-4-18-0-000-017.000 Actual Value \$
Or
Assessor's Market Value \$ 114,890.00*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of Documentrary evidence is not required)

☐ Bill of Sale ☐ Appraisal ☒ Pursuant to Last w.11
☐ Sales Contract ☐ Other ☒ + Testament
☐ 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 not 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 from my result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 29, 2018 Print Miriam Rolfs Adams
Unattested Miriam Rolfs Adams Sign Miriam Rolfs Adams
(Grantor/Grantee/Owner/Agent) circle one