

Send tax notice to:

Richard Chase Adams

668 Preserve Way  
Hoover, AL 35226

This instrument prepared by:

Stewart & Associates, P.C./S. Kent Stewart

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

STATE OF ALABAMA

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned, **Earl S Smith, Jr, an unmarried man** (hereinafter referred to as "Grantor"), by **Richard Chase Adams** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Earl S. Smith, Jr. is the surviving Grantee in that certain deed recorded in Instrument No 1998-29195, in the Probate Office of Shelby County, Alabama; the other Grantee, Cynthia Johnson Smith having died on or about the 30th day of August, 2018.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his signature and seal on this the 5th day of February, 2019.


  
Earl S Smith, Jr

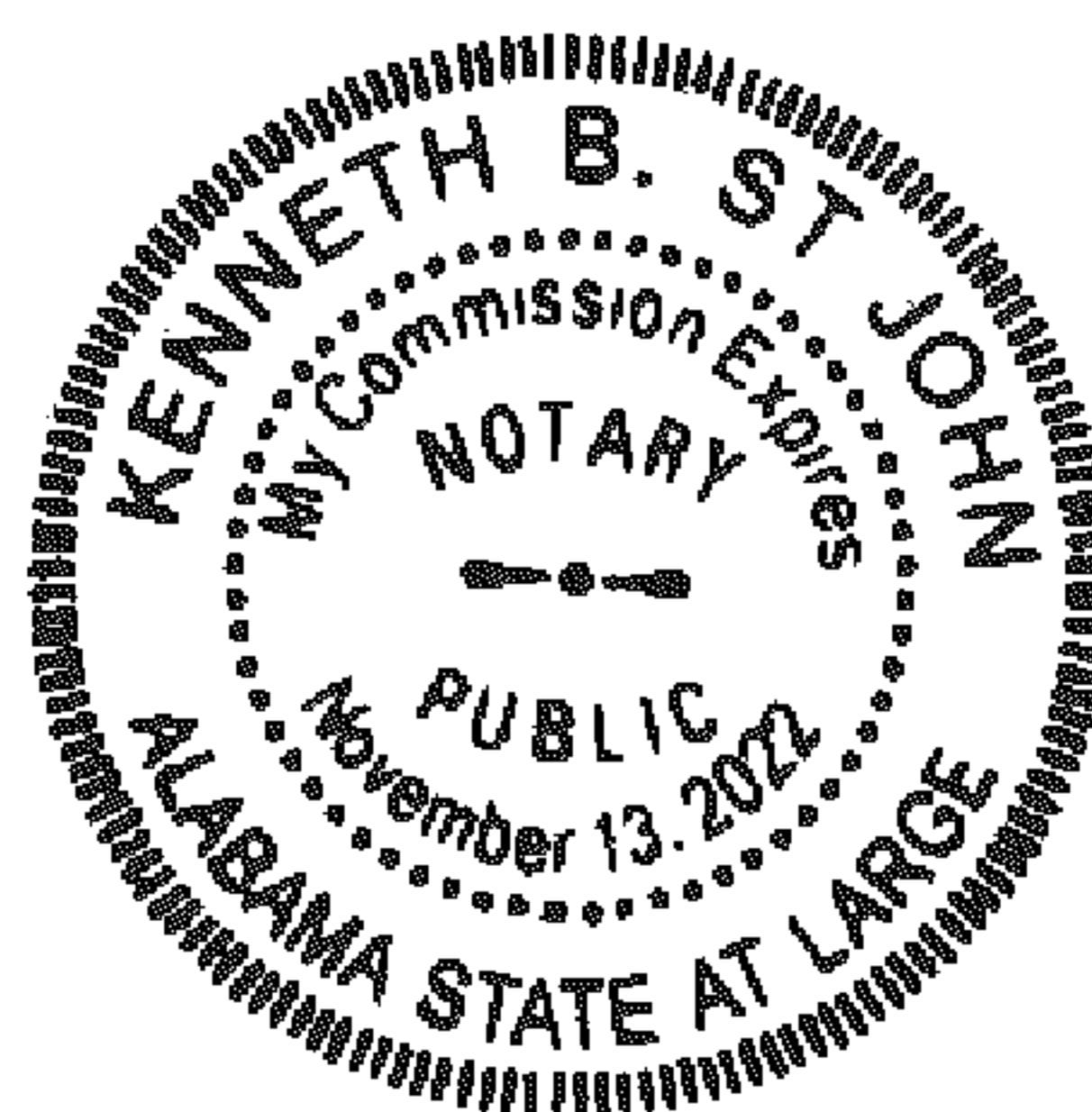
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl S Smith, Jr, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5<sup>th</sup> day of February, 2019.

(Notary Seal)

  
Notary Public  
Print Name: Kenneth B. St. John  
Commission Expires: 11/13/2022



**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 S Smith, JrGrantee's Name Richard Chase AdamsMailing Address 1020 Millstone Rd  
Leeds, AL 35094Mailing Address 668 Preserve Way  
Hoover, AL 35226Property Address 668 Preserve Way  
Hoover, AL 35226Date of Sale 02/05/2019Total Purchase Price \$ 150,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/06/2019 12:27:23 PM  
\$171.00 CHERRY  
20190206000039410

*Earl S. Smith*

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 02/06/2019Print Kellie Dyar

Unattested  
(verified by)

Sign *KDyo*  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1