

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To  
Adair Properties, LLC  
2549 Altadena Forest Circle  
Birmingham, AL 35243

**WARRANTY DEED**

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )     KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED THOUSAND and 00/100 Dollars (\$100,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, GERALD WAYNE CAIN, a married man, RODNEY EARL CAIN, a married man, PHILLIP EUGENE CAIN, a married man, and THERESA CAIN MORRIS, a married woman (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto ADAIR PROPERTIES, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**See Exhibit "A" Legal Description**

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

\$75,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Grantors are all of the Heirs at Law of Betty Jean Cain and Earl B. Cain. See Heirship Affidavit recorded at Instrument # 20190515000166460 in the Probate Office of Shelby County, Alabama.

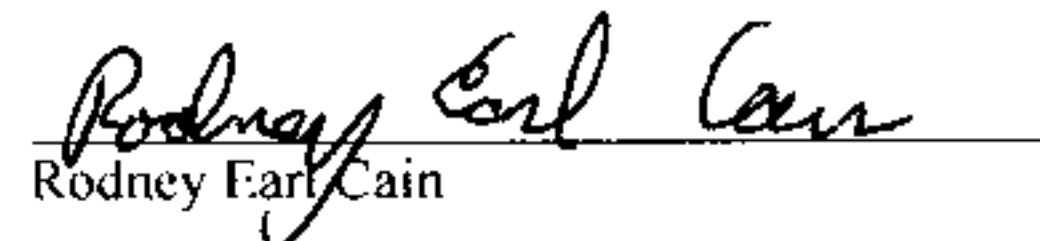
Subject Property does not constitute the Homestead of the Grantors nor that of their Spouses.

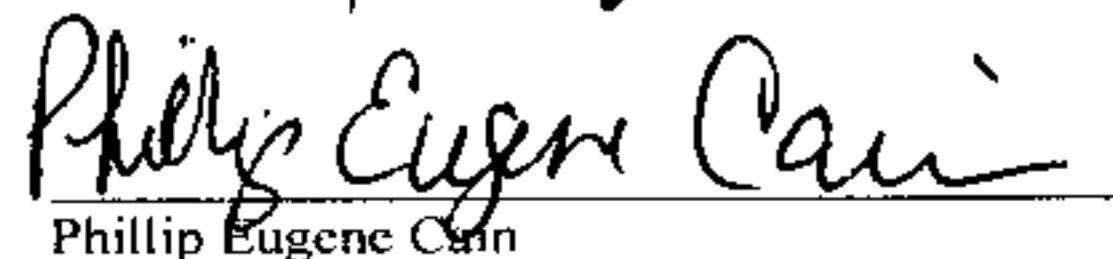
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

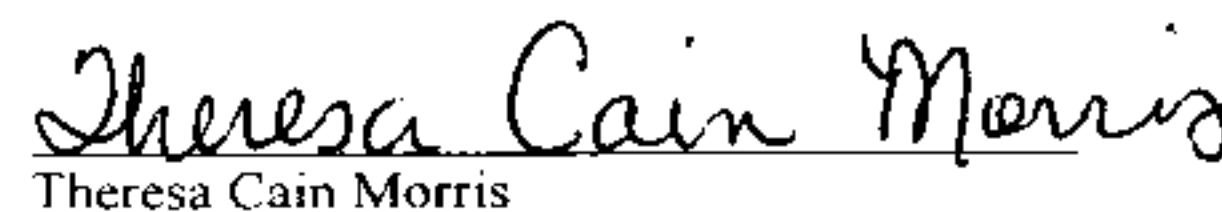
And the Grantors do for themselves and for their heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 29th day of August, 2019.

  
Gerald Wayne Cain

  
Rodney Earl Cain


  
Phillip Eugene Cain

  
Theresa Cain Morris

STATE OF ALABAMA)  
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald Wayne Cain, Rodney Earl Cain, Phillip Eugene Cain and Theresa Cain Morris, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29th day of August, 2019.

  
20190830000322110 1/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 01:24:31 PM FILED/CERT


  
NOTARY PUBLIC

My Commission Expires 8-21-23

## EXHIBIT "A"

### Legal Description:

Begin at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a westerly direction along the North line of said quarter-quarter a distance of 160.00 feet; thence turn an angle to the left of 90 degrees 18 minutes and run in a southerly direction a distance of 192.88 feet to its intersection with the northerly right of way line of a public road, said point being situated on a curve; thence turn an angle to the left to the chord of said curve of 97 degrees 14 minutes and run in an easterly direction along the arc of said curve a distance of 65.99 feet to the end of said curve (said curve having a central angle of 3 degrees 52 minutes and a radius of 977.83 feet); thence continue along said northerly right of way line of said public road in an easterly direction along the tangent extended to previously described curve a distance of 88.74 feet to its intersection with the East line of said quarter-quarter; thence turn an angle to the left of 78 degrees 30 minutes 30 seconds and run in a northerly direction along the East line of said quarter-quarter a distance of 169.73 feet to the point of beginning. Situated in Shelby County, Alabama.

  
20190830000322110 2/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 01:24:31 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 Gerald Wayne Cain / Rodney Earl Cain  
Mailing Address Phillip Eugene Cain / Theresa Cain Morris  
1415 Liberty Rd  
Chelsea, AL 35043

Grantee's Name Adair Properties LLC  
Mailing Address 2549 Altadena Forest Circle  
Birmingham, AL 35243

Property Address 1451 Liberty Rd  
Chelsea, AL 35043

Date of Sale 8-29-19  
Total Purchase Price \$ 100,000



20190830000322110 3/3 \$48.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 01:24:31 PM FILED/CERT

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)

☐ 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 8-29-19

Print Greg Herrelson

Unattested

Sign M. J. [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1