

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Adams
403 Stonegate Dr.
Birmingham, AL 35242

**GENERAL WARRANTY DEED
With Right of Survivorship**

②

STATE OF ALABAMA }

COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Million One Hundred Thousand Dollars and NO/100 (\$1,100,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Leroy A. Abrahams and Malisa K. Abrahams, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Sean S. Adams and Lori Adams** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Lot 49, according to the Final Plat of the Residential, Private Subdivision of Stonegate Realty - Phase Three as recorded in Map Book 33, page 122, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Areas all as more particular described in the Stonegate Farms Amended and Restated Covenants, Conditions and Restrictions as recorded in Instrument 2001-12016 and Amendment No. 1 to Declaration as recorded in Instrument 2003022400011660, in the Probate Office of Shelby County, Alabama. (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$990,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they

are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 27th day of September, 2019.



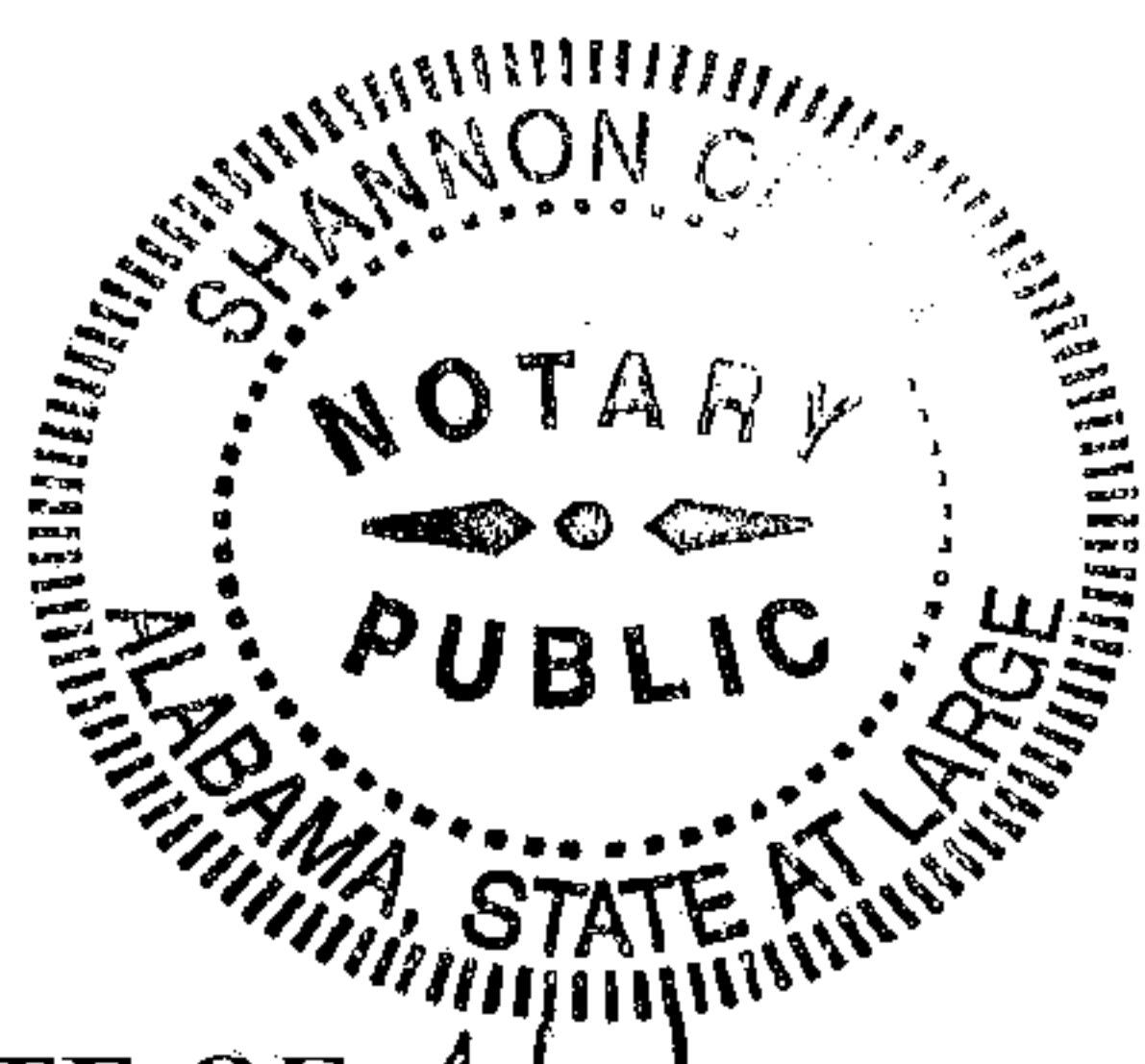
Leroy A. Abrahams

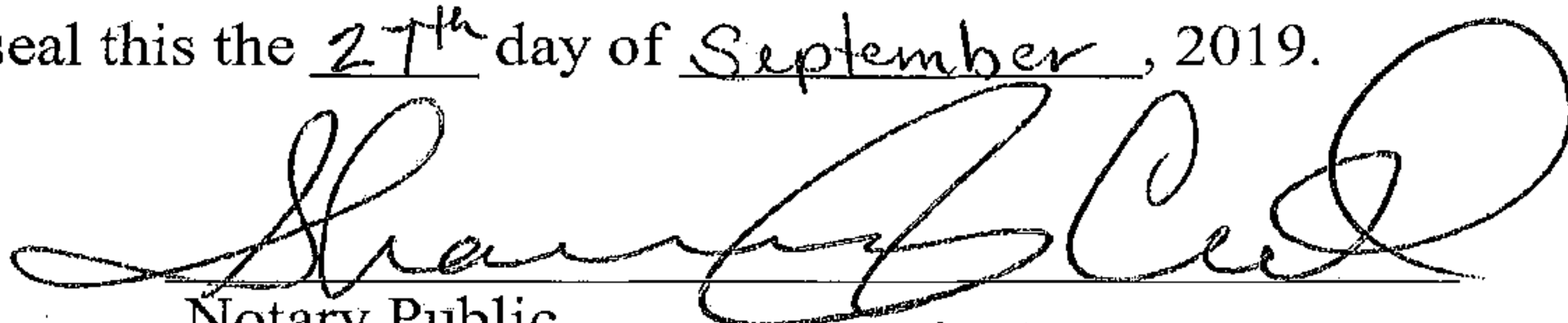
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Leroy A. Abrahams** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2019.

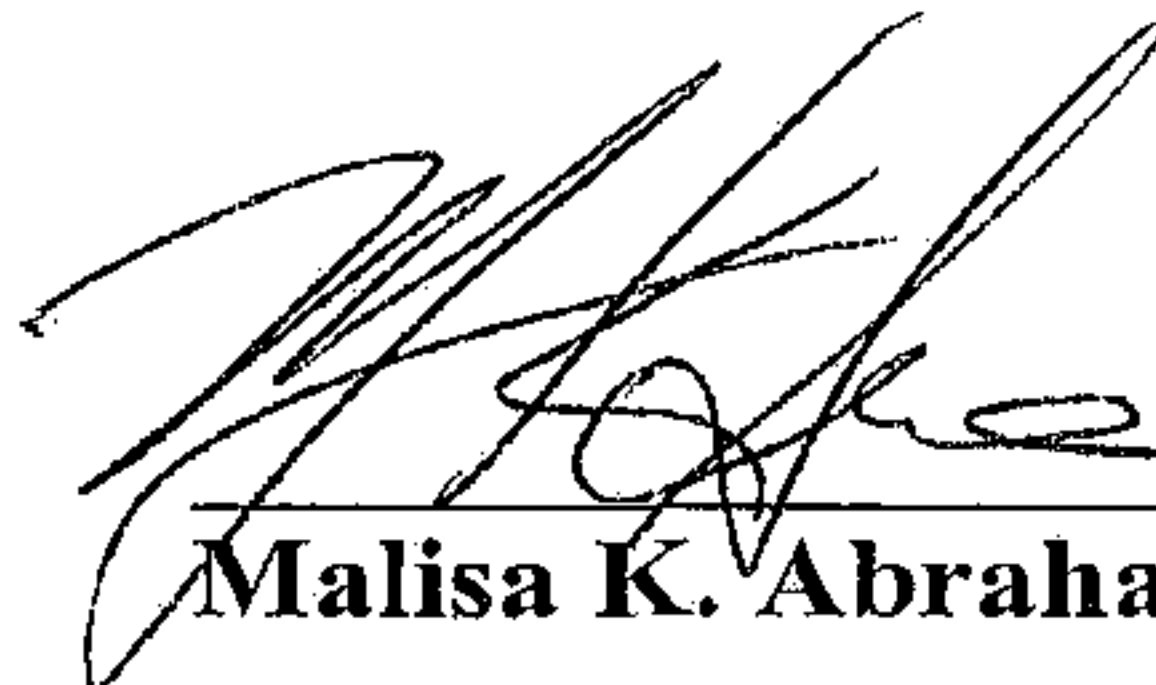
Notary Seal





Notary Public

My commission expires: 4/2/2020

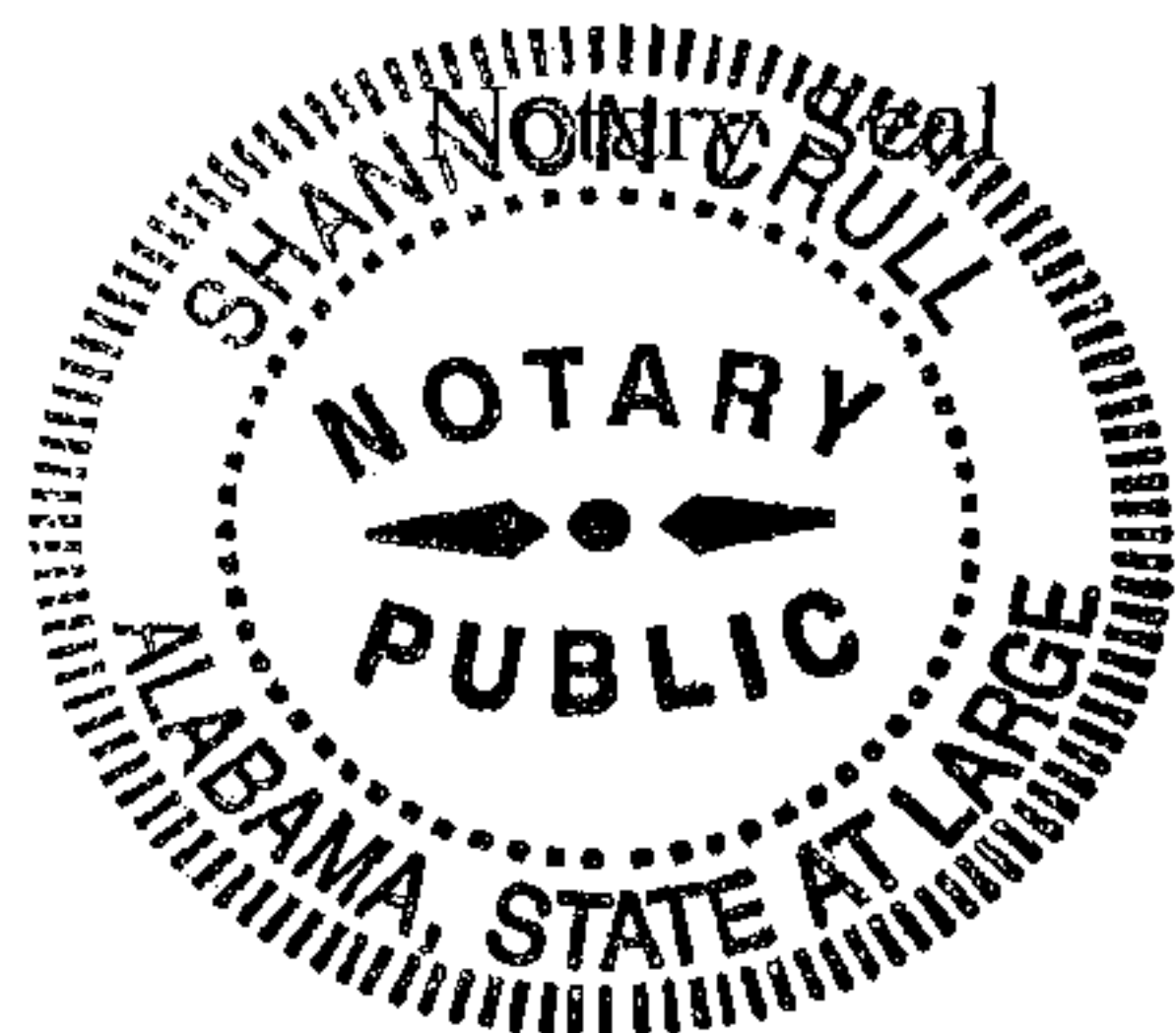


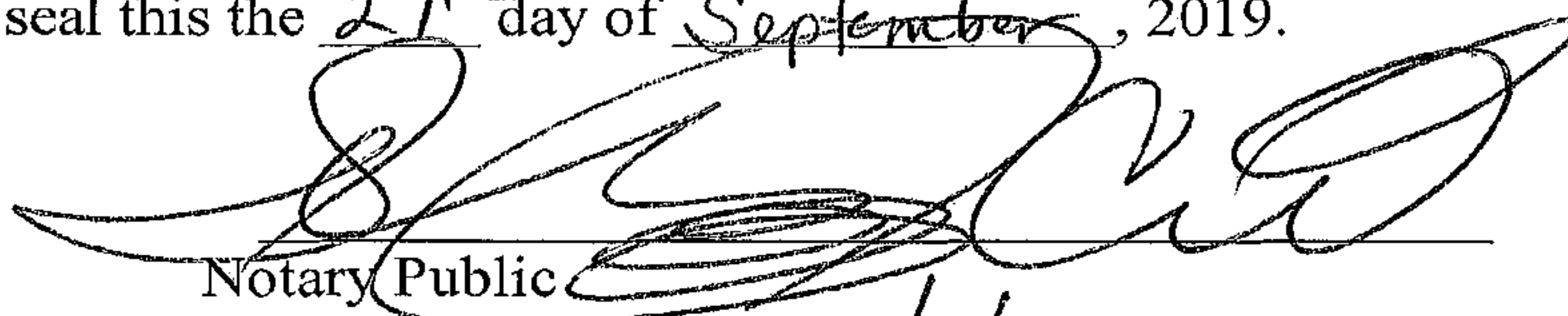
Malisa K. Abrahams

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Malisa K. Abrahams** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of September, 2019.





Notary Public

My commission expires: 4/2/2020

Real Estate Sales Validation Form

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

Grantor's Name Abrahams
Mailing Address 327 Stonegate Dr.
Birmingham, AL
35242

Grantee's Name Adams
Mailing Address 403 Stonegate Dr
Birmingham, AL
35242

Property Address 403 Stonegate Dr.
Birmingham, AL
35242

Date of Sale 9/27/19
Total Purchase Price \$ 1,100,000.00
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)

- 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 9/27/19

Print Shanna Cruik

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2019 11:53:18 AM
\$138.00 CHARITY
20191002000361510

Print Form

Form RT-1

Alvin S. Boyd