

This Instrument Prepared By: \$ 190,500.00 (Purchase Price)



Ann Harpole, Esq.
82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA §
SHELBY COUNTY §
WARRANTY DEED §

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED NINETY THOUSAND AND FIVE HUNDRED DOLLARS AND NO/100 (\$190,500.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I, **THOMAS J. ADAMS, an unremarried widower**, (hereinafter referred to as **GRANTOR**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto SHEMIKA CLASBERRY, (hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

THE CONVEYANCE OF SAID PROPERTY BY GRANTOR TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
4. General Covenants, Restrictions and Easements recorded in Instrument No. 20051115000597140.
5. Easement granted Alabama Power Company by instrument recorded in Instrument No. 2001-36236; Instrument No. 200402060000062010 and Instrument No. 20051031000564210.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, ligite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced form the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

And I do for myself and for my heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that I am lawfully seized of an indefeasible estate in fee simple of said premises; that I am in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that I have a good right to sell and convey the same as aforesaid; and that I will, and my heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO

ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal this _____ day of _____, 201__.




THOMAS J. ADAMS

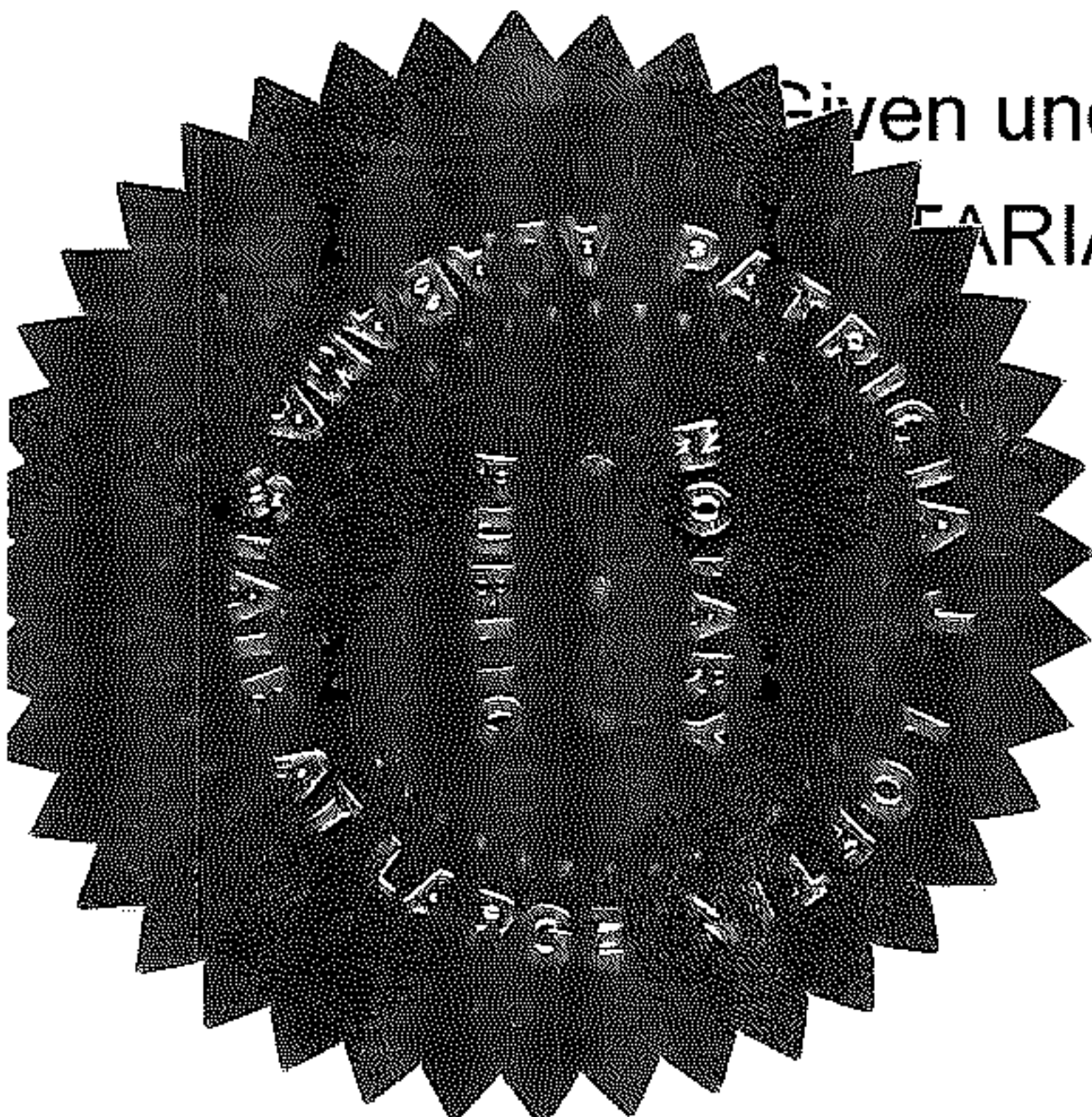
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State, hereby certify that, **THOMAS J. ADAMS, a unmarried widower**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of OCTOBER, 2019.
(NOTARIAL SEAL)



NOTARY PUBLIC
My Commission Expires: 6-9-2020



PROPERTY ADDRESS:
2030 Highview Way
Calera, Alabama 35040

PATRICIA JUNNE LOFTIN
Notary Public, State of Alabama
Shelby County
My Commission Expires
June 9, 2020

GRANTEE'S ADDRESS:
2030 Highview way
Calera, AL 35040

GRANTOR'S ADDRESS:
2030 Highview way
Calera, AL 35040

EXHIBIT A

Lot 974, Final Plat of Waterford Heights, Sector 4, Phase 2, as recorded in Map Book 36, Pages 15A and B in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Thomas J. Adams	Grantee's Name	Shemika Clasberry
Mailing Address	2030 Highview Way	Mailing Address	2030 Highview Way
	Calera, AL. 35040		Calera, AL 35040
Property Address	2030 Highview Way	Date of Sale	7th day of February, 2020
	Calera, AL 35040	Total Purchase Price	\$190,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not require

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.


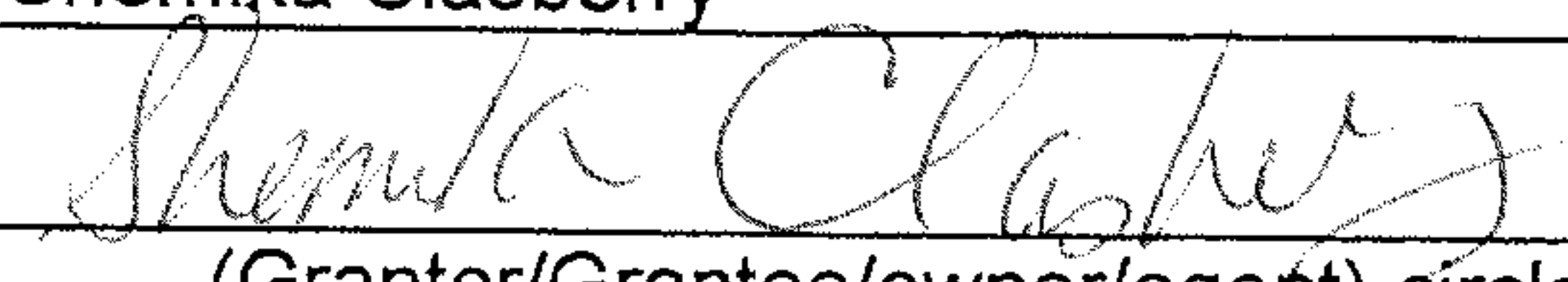
Date of Sale - the date on which interest to the property was conveyed.

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.

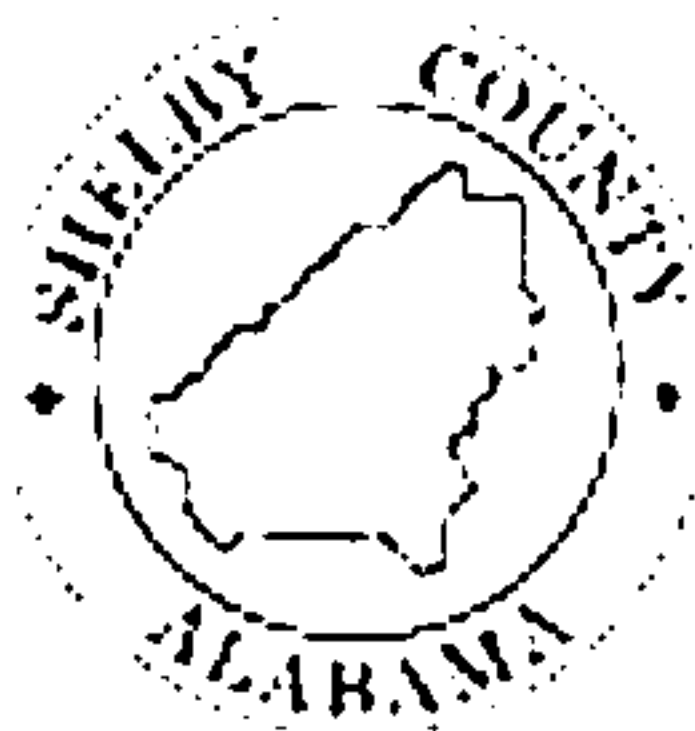
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	2/7/2020	Print	Shemika Clasberry
		Sign	
<input type="checkbox"/> Unattested	(verified by)		(Grantor/Grantee/owner/agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/11/2020 07:54:11 AM
\$32.00 CHERRY
20200211000055460

Allen S. Bayl