

This Instrument was Prepared by:

Send Tax Notice To: Janet Adams

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-20-26058

1225 Honey Suckle Way
Gardendale, AL
35071

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirty Six Thousand Four Hundred Dollars and No Cents (\$236,400.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged; I or we, **Henry G. Seibels, III, a married man, Katherine S. Seibels, a single woman, Edmund K. Seibels, a married man, and Frances S. Little, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Janet Adams**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantors herein or their spouses


\$175,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.


And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of February, 2020.


Henry G. Seibels III


20200212000058390 1/5 \$272.50
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:04 AM FILED/CERT


Edmund K. Seibels, III



By Henry G. Seibels, III
as Attorney in Fact *in fact*
attay

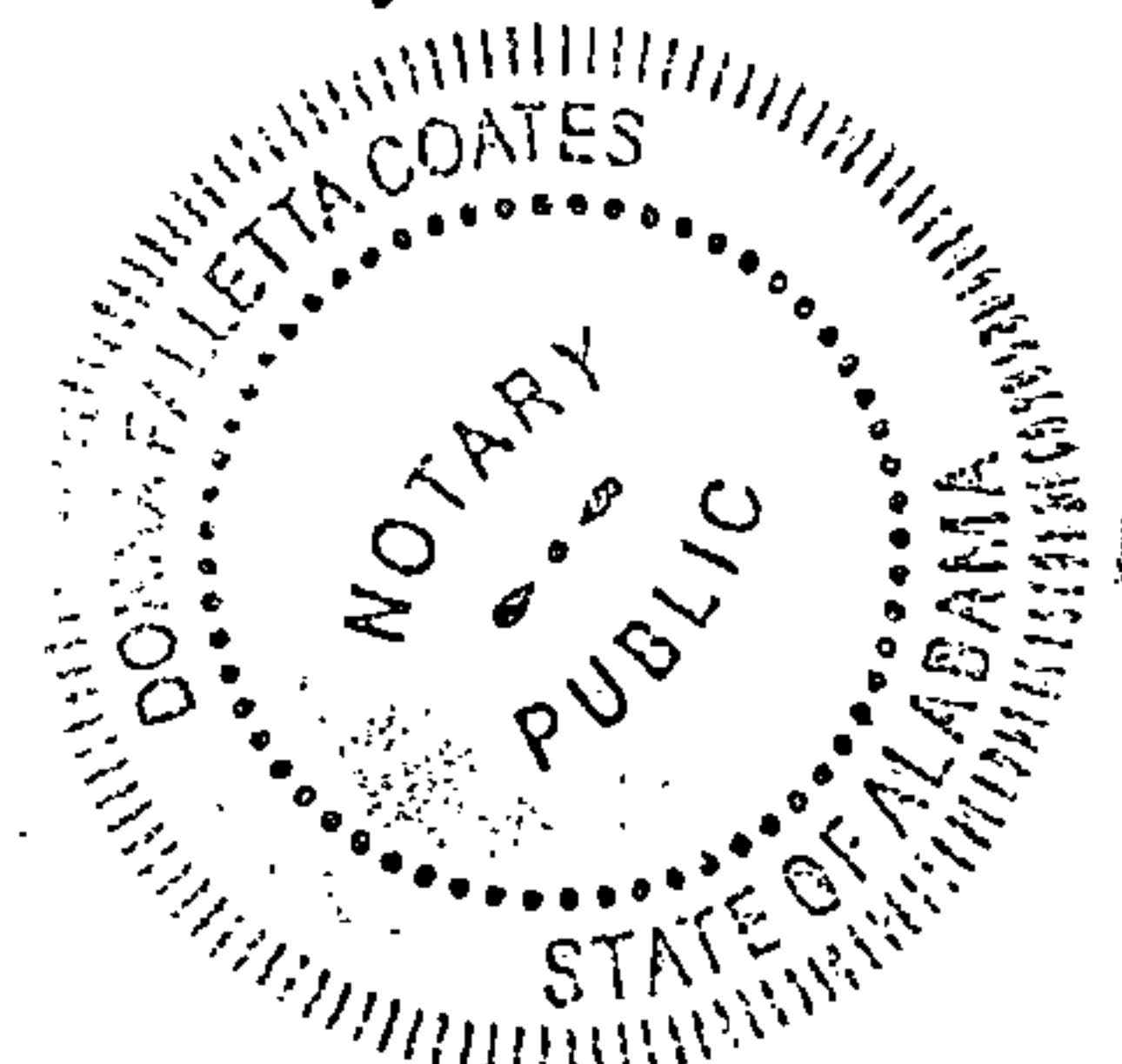
State of Alabama

County of Shelby

I, Donna Falletta Coates, a Notary Public in and for the said County in said State, hereby certify that Henry G. Seibels, III and Henry G. Seibels, III as Attorney in Fact for Edmund K. Seibels, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of February, 2020.


Notary Public, State of Alabama
Donna Falletta Coates
My Commission Expires: 09.03.2021



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6 day of February, 2020.

Frances S. Little

Frances S. Little

State of GA
County of Newton

I, Marche Bleino a Notary Public in and for the said County in said State, hereby certify that Frances S. Little, whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of February, 2020.

Marche Bleino
Notary Public, State of GA

My Commission Expires: 2/27 2022



20200212000058390 2/5 \$272.50
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:04 AM FILED/CERT

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6 day of February, 2020.

Katherine S. Seibels

Katherine S. Seibels

State of SoC.
County of Beaufort

I, David A. Dubbs, a Notary Public in and for the said County in said State, hereby certify that Katherine S. Seibels, whose name (s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of February, 2020.

David A. Dubbs

Notary Public, State of SC

David A. Dubbs

My Commission Expires: 11-10-2025

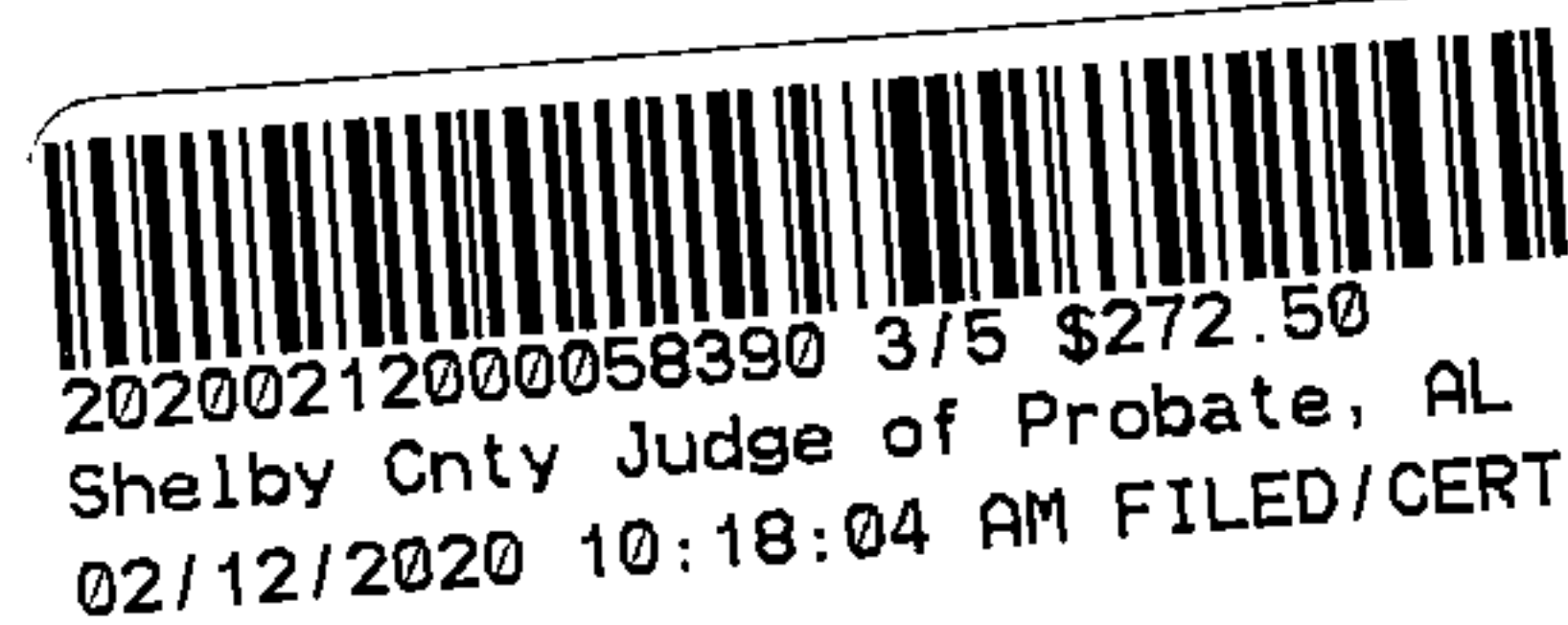
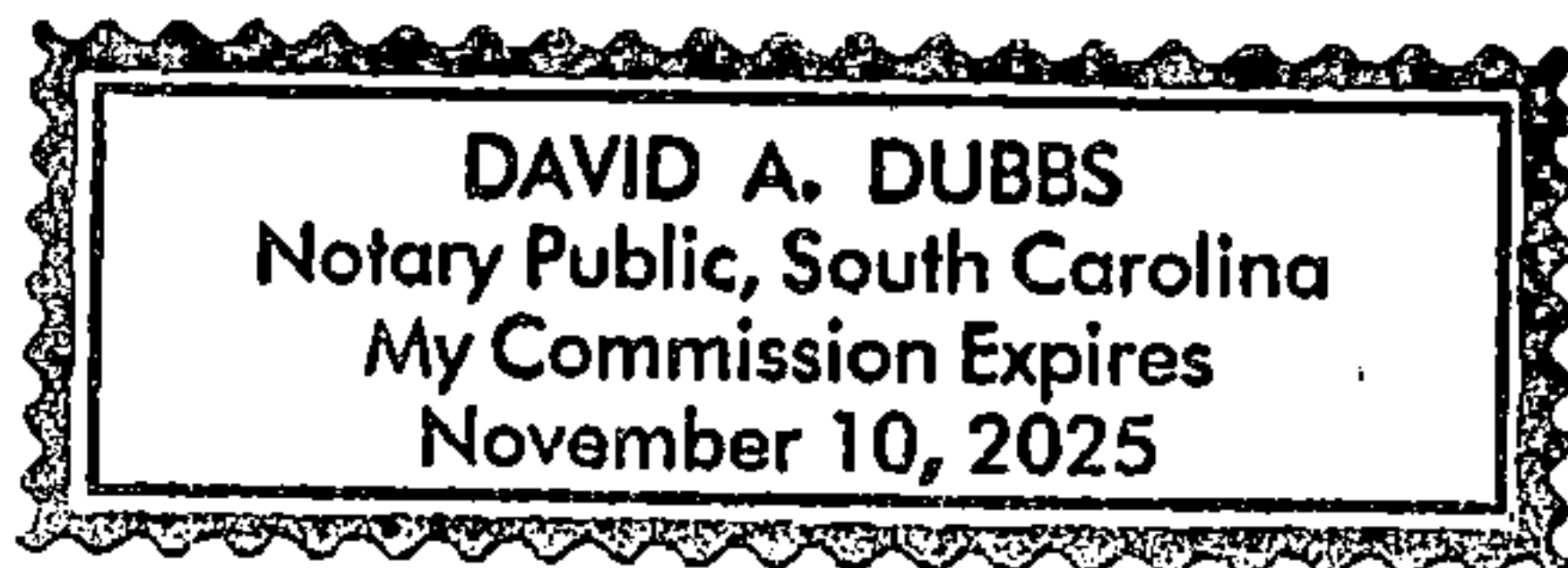


EXHIBIT "A"
LEGAL DESCRIPTION

That part of the South 1/2 of Northeast 1/4 of the Southeast 1/4 and that part of the Southeast 1/4 of Southeast 1/4 of Section 17, and that part of the South 1/2 of Northwest 1/4 of Southwest 1/4 and that part of the Southwest 1/4 of the Southwest 1/4 of Section 16, all in Township 20, Range 1 East, which lies West of the Columbiana-Westover public paved road and North of road leading to Wall Farm being more particularly described as follows:

Commence at an axle at the SW corner of the SE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 1 East, and run thence North 00 degrees 56 minutes 07 seconds East along the West line of said 1/4-1/4 section a distance of 1231.92 feet to the northerly right of way of Shelby County Highway #109 (80' R/W), said point being a 5/8" capped rebar set (Clinkscales CA-1084-LS and the Point of Beginning of herein described parcel of land; thence continue along last said course a distance of 746.49 feet to a railroad tie at an old fence; thence run North 88 degrees 48 minutes 11 seconds East along a fence a distance of 1315.07 feet to the westerly right of way of Shelby County Hwy. #55 (80' R/W, said point being a 5/8" capped rebar set (Clinkscales CA-1084-LS); thence run along said right of way South 07 degrees 41 minutes 15 seconds East a distance of 988.29 feet to a point on a curve to the left having a radius of 2430.67 feet, a chord bearing of South 11 degrees 30 minutes 34 seconds East and a chord length of 235.03 feet; thence run along the arc of said curve and right of way a distance of 235.13 feet to a 5/8" capped rebar set (Clinkscales CA-1085-LS) on the northerly right of way of Shelby County Hwy. #109; thence run along said right of way North 89 degrees 47 minutes 16 seconds West a distance of 92.95 feet to a point on a curve to the right having a radius of 837.11 feet, a chord bearing of North 78 degrees 58 minutes 26 seconds West, and a chord length of 207.35 feet; thence run along the arc of said curve and right of way a distance of 207.88 feet to a point; thence run North 69 degrees 57 minutes 30 seconds West a distance of 755.15 feet to a point on a curve to the left having a radius of 1943.04 feet, a chord bearing of North 73 degrees 26 minutes 36 seconds West, and a chord length of 276.29 feet; thence run along the arc of said curve and right of way a distance of 276.52 feet to a point; thence run North 76 degrees 04 minutes 53 seconds West along said right of way a distance of 242.47 to the Point of Beginning. Situated in Shelby County, Alabama.

According to the survey of Steven Clinkscales, PLS AL 37248, dated February 3, 2020



20200212000058390 4/5 \$272.50
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:04 AM FILED/CERT

Shelby County, AL 02/12/2020
State of Alabama
Deed Tax: \$236.50

Real Estate Sales Validation Form

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

Grantor's Name Henry G Seibels III
Katherine S. Seibels
Edmund K. Seibels
Frances S. Little

Mailing Address 3924 Alenore Dr
Birmingham, AL 35213

Property Address CO RD 109 Hwy 55
Wilsonville, AL 35186

Grantee's Name Janet Adams

Mailing Address 1225 Montysuckle Way
Cumden Lake AL 35071

Date of Sale February 10, 2020
Total Purchase Price \$236,400.00

or
Actual Value _____

or
Assessor's Market Value _____



20200212000058390 5/5 \$272.50
Shelby Cnty Judge of Probate, AL
02/12/2020 10:18:04 AM FILED/CERT

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 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 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 of 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 February 05, 2020

Print Henry G Seibels III

☐ Unattested

(verified by)

Sign

Henry G Seibels III

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1