

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Jaron Kane Sylestine
1451 Liberty Road
Chelsea, AL 35043

WARRANTY DEED
Joint Tenants with Rights of Survivorship

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

That in consideration of the sum of **One Hundred Seventy-Four Thousand Nine Hundred and 00/100 DOLLARS (\$174,900.00)** to the undersigned Grantor in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, it

Adair Properties, LLC

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Jaron Kane Sylestine and Anna Leigh Williams

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

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.

Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$124,900.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees as joint tenants, with right of survivorship their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And it does for itself and for its heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear from all encumbrances, unless otherwise noted above; that it have a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 said GRANTOR has hereunto set their signature and seal, this the **5th** day of **June, 2020**.

Adair Properties, LLC

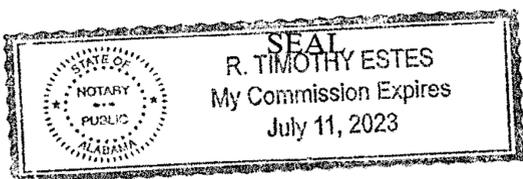
Brad Adair

By: **Brad Adair** Its: **Member**

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brad Adair**, whose name as **Member of Adair Properties, LLC**, 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 the conveyance, he, as such **Member**, and with full authority, executed the same voluntarily for and as the act of said company, acting in its capacity as **Member** as aforesaid.

Given under my hand and official seal, the **5th** day of **June, 2020**



[Signature]
Notary Public
My Commission Expires: **7.11.23**

20-0301

Real Estate Sales Validation Form

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

Grantor's Name Adair Properties, LLC
Mailing Address 2549 Altadena Forest Circle Birmingham, AL 35243
Property Address 1451 Liberty Road Chelsea, AL 35043
Grantee's Name Jaron Kane Sylestine and Anna Leigh Williams
Mailing Address 288 Woodbridge Trail Chelsea, AL 35043
Date of Sale June 5, 2020
Total Purchase Price \$174,900.00
Actual Value \$
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
X 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 June 5, 2020
Unattested
Print Adair Properties, LLC
By: Brad Adair ITS member
Sign Brad Adair
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2020 01:48:54 PM
\$75.00 CHERRY
20200605000227570

Allen S. Bayl