

20210127000045160
01/27/2021 12:10:13 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Azima Real Estate LLC
1510 Deer Valley Dr
Birmingham, Alabama 35226

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Five Thousand dollars & no cents (\$105,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Kathi L. Adkins, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Azima Real Estate LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 151, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 3, AS RECORDED IN MAP BOOK 28, PAGE 3 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Kathi L. Adkins is the surviving grantee of that deed recorded in Instrument #20060502000206510. Darla S. Dobyne aka Darla Sherry Dobyne having died on November 27, 2015

This property does not constitute the homestead of the Grantor(s).

Subject to:

Taxes for the year 2021 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 28, Page 3.

Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Inst. #1999-10604, amended in Inst.#1999-41873 and Inst. #2001-13287 in the Probate Office of Shelby County, Alabama.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as set forth in the document recorded in Inst. #1999-10604, amended in Inst.#1999-41873 and Inst. #2001-13287 in the Probate Office of Shelby County, Alabama.

Permit to Alabama Power Company in Deed Book 247, page 839.

Easement to Alabama Power Company in Deed Book 48, page 589.

Restrictions in favor of Alabama Power Company in Instrument #1999-22218.

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

WARRANTY DEED
CBT File #2101020

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **January 22, 2021**.

Kathi L. Adkins (Seal)
Kathi L. Adkins

~~MISSISSIPPI~~
~~STATE OF ALABAMA~~
~~HARRISON~~
JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kathi L. Adkins**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 2021

Barbara P Weiter
Notary Public.

(Seal)

My Commission Expires: June 07, 2022



Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Kathi L. Adkins

Grantee's Name Azima Real Estate LLC

Mailing Address 5221 CL Dees Dr
Vanceleave, Mississippi 39565

Mailing Address 1510 Deer Valley Dr
Birmingham, Alabama 35226

Property Address 149 Flagstone Lane
Calera, Alabama 35040

Date of Sale 01/22/2021

Total Purchase Price \$105,000.00

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
[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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 1/22/21

Print Azima Real Estate LLC

Unattested

BB
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2021 12:10:13 PM
\$133.00 JESSICA
20210127000045160

Alvin S. Boyd