

When Recorded Mail to:

FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

20210408000176910
04/08/2021 11:43:59 AM
DEEDS 1/3

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

STACY WADE ADAMS
1022 LAKE HEATHER ROAD
BIRMINGHAM, AL 35242

2020-12-258

WARRANTY DEED

For good consideration, I (we) **STACY WADE ADAMS, AS TRUSTEE OF THE EMOGENE "JEAN" ARGO ADAMS REVOCABLE TRUST DATED AUGUST 10, 2016, IN TRUST** whose mailing address is 1022 LAKE HEATHER ROAD, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **STACY WADE ADAMS, AS TRUSTEE OF THE EMOGENE "JEAN" ARGO ADAMS REVOCABLE TRUST DATED AUGUST 10, 2016, IN TRUST, AS WELL AS AN AMENDMENT DATED AUGUST 16, 2016** whose mailing address is 1022 LAKE HEATHER ROAD, BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

Tract 1:

Commence at the point of intersection of the North right of way of the Southern Railway and the West boundary line of Section 4, Township 24 North, Range 13 East; thence run in an Easterly direction along the North right of way of said railway for a distance of 511.20 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said right of way for 17.80 feet to a point; thence turn an angle of 90°00' to the left and run 105.00 feet to a point; thence turn an angle of 90°00' to the left and run 42.43 feet to a point; thence turn an angle of 103°12' left and run 107.85 feet to the point of beginning. Said parcel is lying in the NW 1/4 of Section 4, Township 24 North, Range 13 East.

Tract 2:

Lot 16, according to the Survey of Lake Heather Estates, Givianpour Addition to Inverness, as recorded in Map Book 16 Page 121 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, Together with a non-exclusive easement to use the private roadways, access easements and other easements, all more particularly described in the Declaration of Protective Covenants for Lake Heather Estates, as recorded in Instrument 1992-18226, as amended by Instrument 1992-26078, in the Probate Office of Shelby County, Alabama.

APN: 027360002016000

Property Address: 1022 LAKE HEATHER ROAD, BIRMINGHAM, AL 35242

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 said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

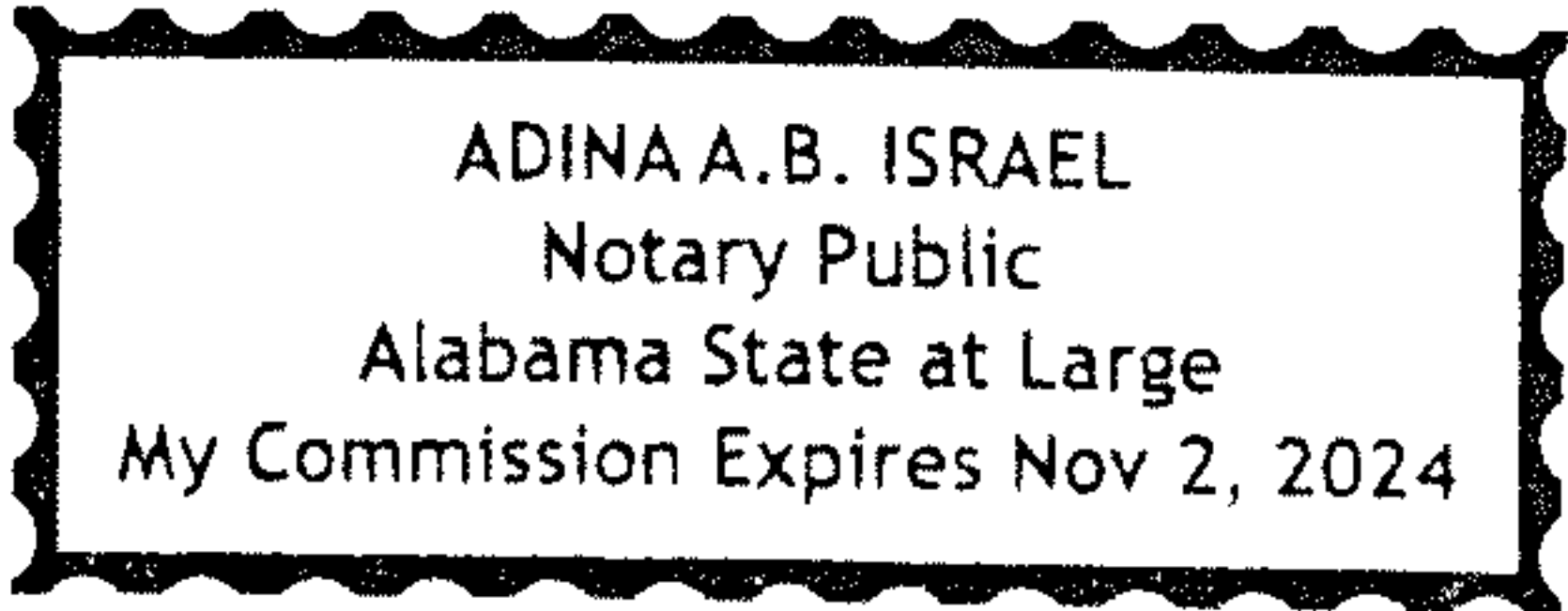
WITNESS the hands and seal of said Grantor(s) this 2nd day of April, 2021.

Stacy Wade Adams, Trustee
STACY WADE ADAMS, TRUSTEE

STATE OF ALABAMA }
COUNTY OF Shelby SS.

I, Adina AB Israel, a Notary Public, hereby certify that **STACY WADE ADAMS, TRUSTEE**
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 this 2nd day of April, 2021.

Adina AB Israel
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Stacy Wade Adams, Trustee
Mailing Address 1022 Lake Heather Road
Birmingham, AL 35242

Grantee's Name Stacy Wade Adams, Trustee
Mailing Address _____

Property Address 1022 Lake Heather Road
Birmingham, AL 35242

Date of Sale April 2, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____

20210408000176910 04/08/2021 11:43:59 AM DEEDS 3/3 or
Assessor's Market Value \$ 931,500.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other amended Trust
☐ 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 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 4-6-2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County, Alabama, County
Clerk
Shelby County, AL
04/08/2021 11:43:59 AM
\$29.00 CHERRY
20210408000176910

Print Victoria Robinson
Ali S. Bayl

Sign Victoria Robinson
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)