

This Document Prepared By:
Gregory D. Harrelson, Esq.
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Adair Properties, LLC
16700 Hwy 280, Suite A234
Chelsea, AL 35043

WARRANTY DEED

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

That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 Dollars (\$110,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, RYAN J. CARLTON and KATHLEEN M. CARLTON, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto ADAIR PROPERTIES, LLC., an Alabama Limited Liability Company, and THOMAS CONTRACTORS, INC, an Alabama Corporation (herein referred to as GRANTEES as a Tenancy in Common), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

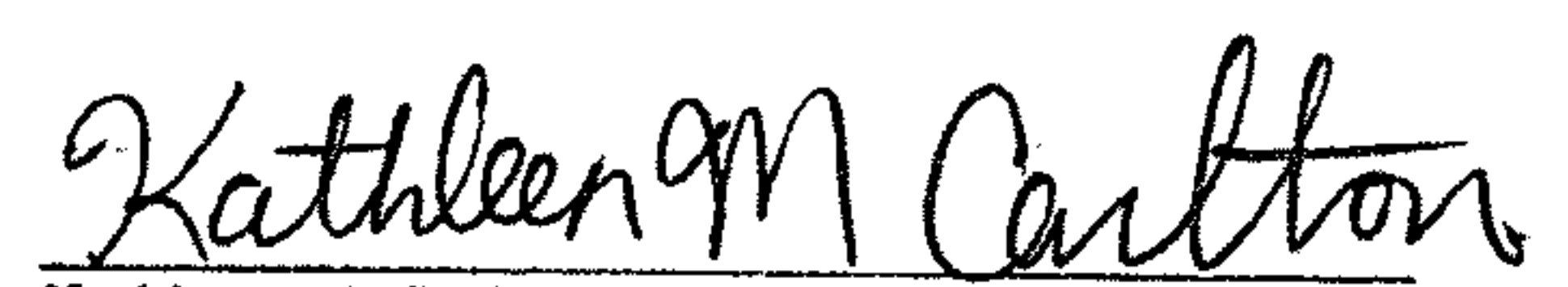
- 1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
- 2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
- 3. Any Mineral or Mining Rights leased, granted or retained by prior owners;
- 4. Current Zoning Classification and Use Restrictions.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns, forever.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we hereunto set our hand and seal on this the 3 day of May, 2021.

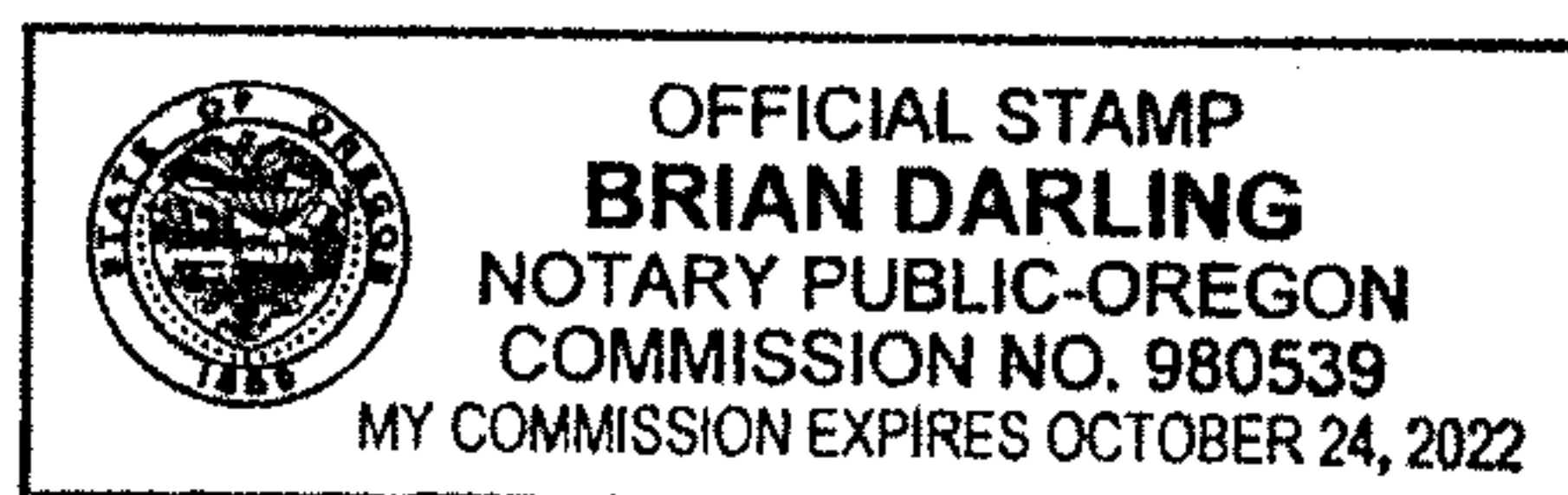

Ryan J. Carlton


Kathleen M. Carlton

STATE OF OREGON)
)
COUNTY OF LANE)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ryan J. Carlton and Kathleen M. Carlton, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3RD day of May, 2021.



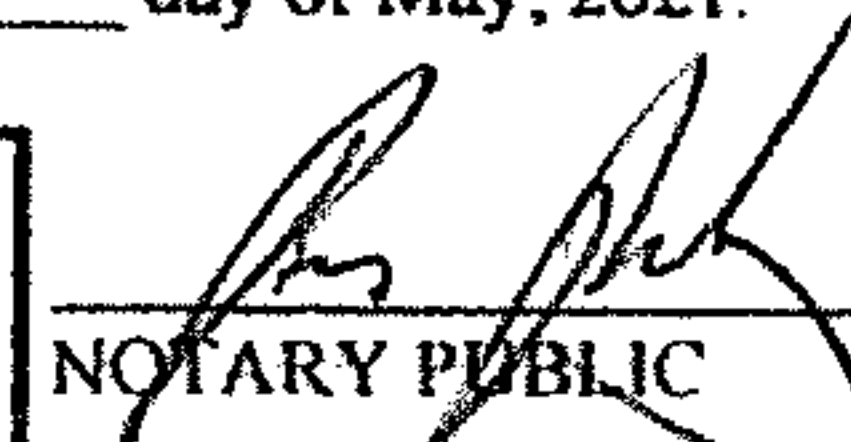

NOTARY PUBLIC
My Commission Expires Oct. 24, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County Alabama, being more particularly described as follows:

The point of beginning being the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 19 South, Range 1 East; thence run North along the East line of said 1/4 - 1/4 section for a distance of 280.0 feet, more or less, to the right-of-way of Pumpkin Swamp Road; thence turn a left angle of 134° 15 minutes running Southwest along the South right-of-way of Pumpkin Swamp Road for a distance of 401.35 feet; thence turn left an angle of 135° 45 minutes running East along the South line of said 1/4 - 1/4 section for a distance of 286.0 feet to the point of beginning; being located in the NW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, 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	<u>Ryan J. Carlton</u>	Grantee's Name	<u>Adair Properties, LLC</u>
Mailing Address	<u>Kathleen M. Carlton</u> <u>350 Marche Chase Dr, Apt 167</u> <u>Eugene, OR 97401</u>	Mailing Address	<u>Thomas Contractors, Inc</u> <u>16700 Hwy 280 Suite A234</u> <u>Chelsea, AL 35043</u>
Property Address	<u>8802 Hwy 51</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>05/03/2021</u>
		Total Purchase Price \$	<u>110,000.00</u>
		or	
		Actual Value \$	<u></u>
		or	
		Assessor's Market Value \$	<u></u>

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 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 5/7/2021

Print Brad Adair

Unattested _____

Sign Brad Adair

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2021 09:20:05 AM
\$138.00 CHERRY
20210518000244060

Allen S. Boyd