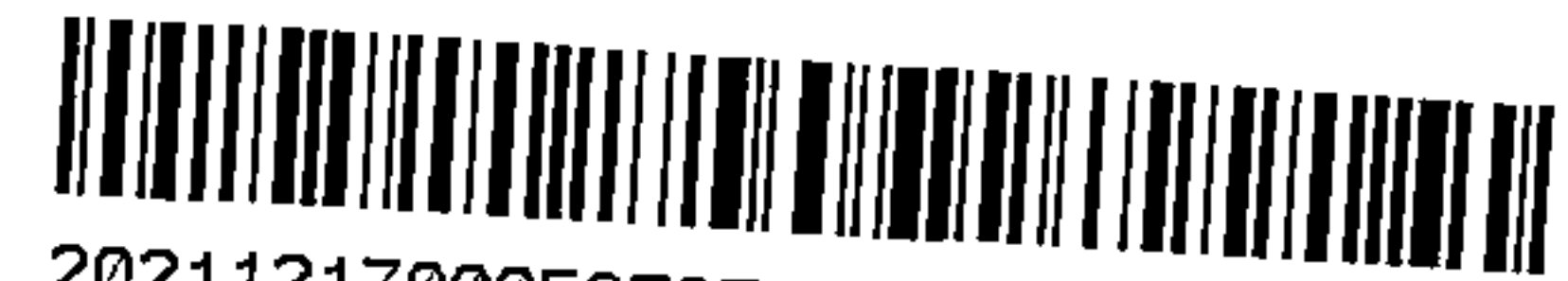


THIS INSTRUMENT PREPARED BY:

JAY F. PUMROY, ESQ.
WILSON, DILLON, PUMROY & JAMES, L.L.C.
1431 LEIGHTON AVENUE (36207)
POST OFFICE BOX 2333
ANNISTON, ALABAMA 36202
TELEPHONE (256) 236-4222



20211217000597870 1/3 \$55.50
Shelby Cnty Judge of Probate, AL
12/17/2021 01:00:52 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the payment of the sum of Ten Dollars (\$10.00) cash and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby expressly acknowledged, C & S Properties, LLC, an Alabama limited liability company (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell and convey to Tommy Dale Adcock (hereinafter referred to as the "Grantee") the following described real estate (the "real estate") situated, lying and being in Shelby County, Alabama, to-wit:

Lot 17, as shown on the map or plat of Shiloh Creek Sector 1 Plat 1 recorded in Plat Book 38, Page 54, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

The real estate is identified by the Revenue Commissioner of Shelby County, Alabama, as of the date of this Statutory Warranty Deed, as Parcel No. 35-1-11-0-005-017.000 (PPIN 17791).

THIS STATUTORY WARRANTY DEED conveys any and all interest of Grantor in said real estate to Grantee and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OR THE TITLE THERETO, except; however, that notwithstanding the foregoing, Grantor warrants to Grantee that Grantor has not conveyed any interest in the real estate to any other person or entity or executed any mortgage or other encumbrance of any such interest with respect to the real estate subsequent to recordation of Instrument No. 20181005000356330 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD said real estate, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto Grantee, his heirs and assigns, together with every contingent remainder and right of reversion.

SIGNATURE OF GRANTOR APPEARS ON PAGE WHICH FOLLOWS.

Shelby County, AL 12/17/2021
State of Alabama
Deed Tax: \$27.50

GIVEN UNDER the hand and seal of Grantor this 7th day of December, 2021.

C & S Properties, LLC, an Alabama limited liability company

By: [Signature]
Lori James, its sole Member

STATE OF ALABAMA

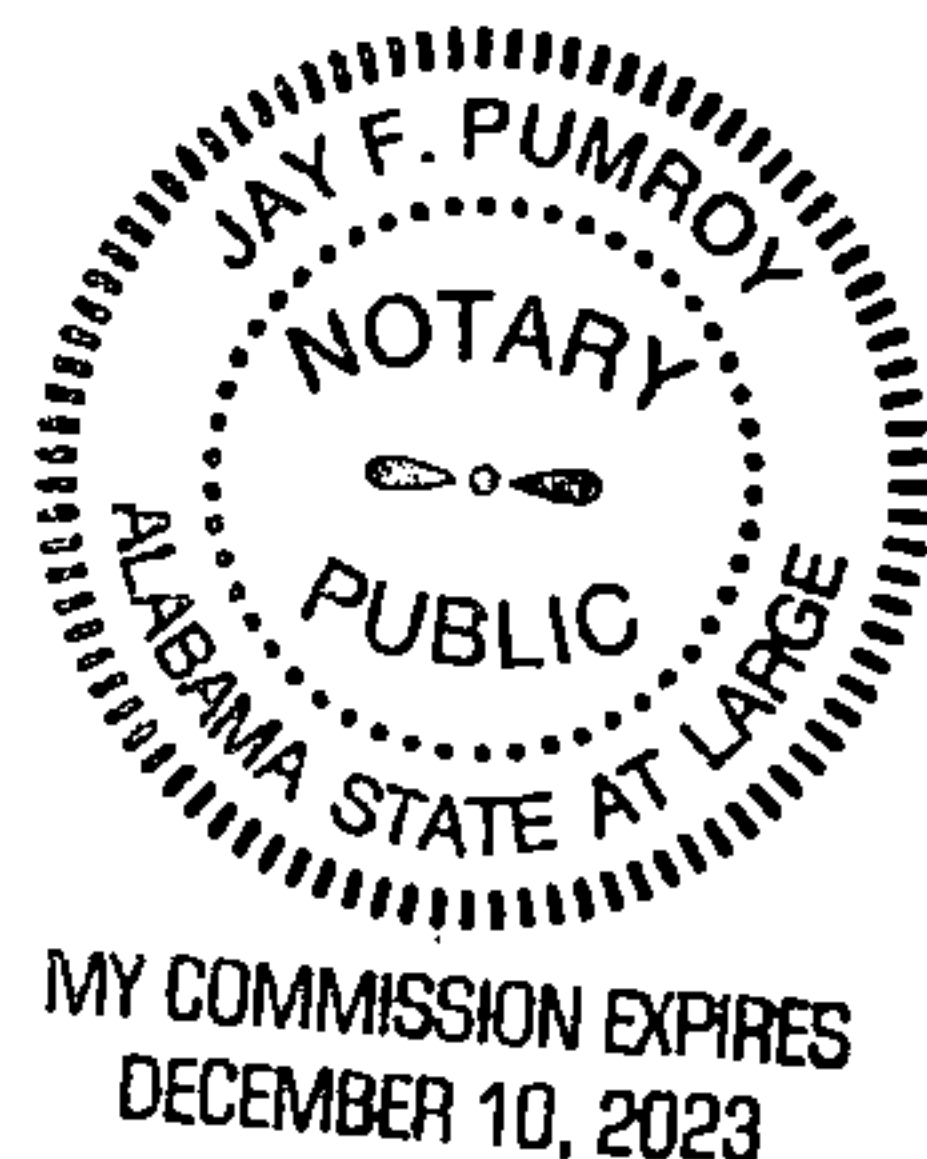
NOTARY ACKNOWLEDGEMENT

COUNTY OF CALHOUN

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Lori James, whose name as sole Member of C & S Properties, LLC, an Alabama limited liability company, is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the Statutory Warranty Deed, she, as sole Member of C & S Properties, LLC, an Alabama limited liability company, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7th day of December, 2021.

(Notary Seal)



[Signature]
Notary Public
My commission expires: _____



Real Estate Sales Validation Form

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

Grantor's Name C & S Properties, LLC
Mailing Address Post Office Box 2333
Anniston, Alabama 36202

Grantee's Name Tommy Dale Adcock
Mailing Address 761 Bynum Cutoff Road
Eastaboga, Alabama 36260

Property Address Unimproved Lot 17 of Shiloh
Creek Sector 1 Plat 1

Date of Sale December 7, 2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 27,500.00

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 Assessed value per Revenue Commissioner

☐ 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 _____

Print _____

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Verified by _____

Print Form

Form RT-1

