

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jody C. Jones
2112 Natalie Lane
Hoover, AL 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 Dollars (\$1,500,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Sharron E. Adams, an unmarried woman (grantor as to Parcel II and part of Parcel I) and Rhonda L. Lovoy and Stanley E. Adams, III as Trustees of Stanley E. Adams Management Trust dated March 11, 2007 as devisee under the Estate of Stanley E. Adams, deceased, Shelby County, Alabama Probate Case #PR-2021-000093 (grantor as to part of Parcel I)

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Jody C. Jones

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I:

Lot 67-A, according to the Survey of Resurvey of Lots 65, 66 and 67 of South Lake, First Addition, as recorded in Map Book 25, Page 145, in the Probate Office of Shelby County, Alabama

Parcel II:

Lot 68, according to the Survey of Southlake First Addition, as recorded in Map Book 14, Page 31, in the Probate Office of Shelby County, Alabama

\$700,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.
Sharron E. Adams is the surviving grantee of the deed recorded in Instrument 1997-40722 as the other grantee Stanley E. Adams died on December 26, 2020.

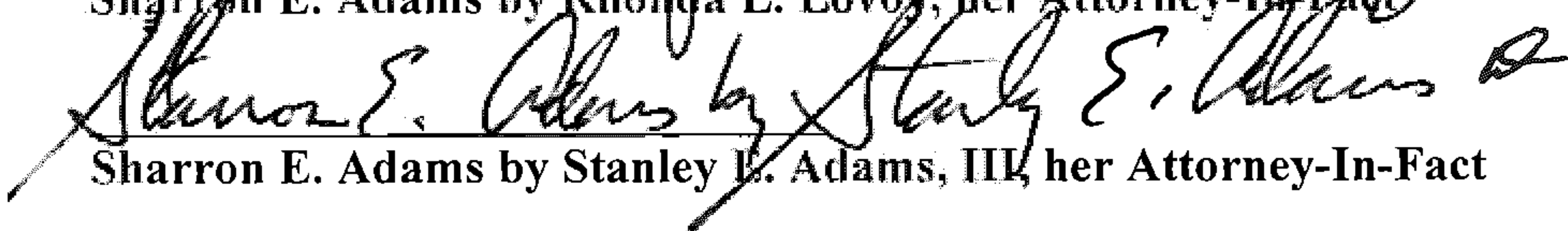
- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his/her heirs and assigns, forever;

And Grantors do for themselves and for their heirs successors and assigns, as the case may be, covenant with Grantee, his/her heirs 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 successors and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have individually signed and set its seal by its authorized representatives, this 20th day of December, 2021


Sharron E. Adams by Rhonda L. Lovoy, her Attorney-In-Fact


Sharron E. Adams by Stanley E. Adams, III, her Attorney-In-Fact

Stanley E. Adams Management Trust

By: 
Rhonda L. Lovoy, Trustee

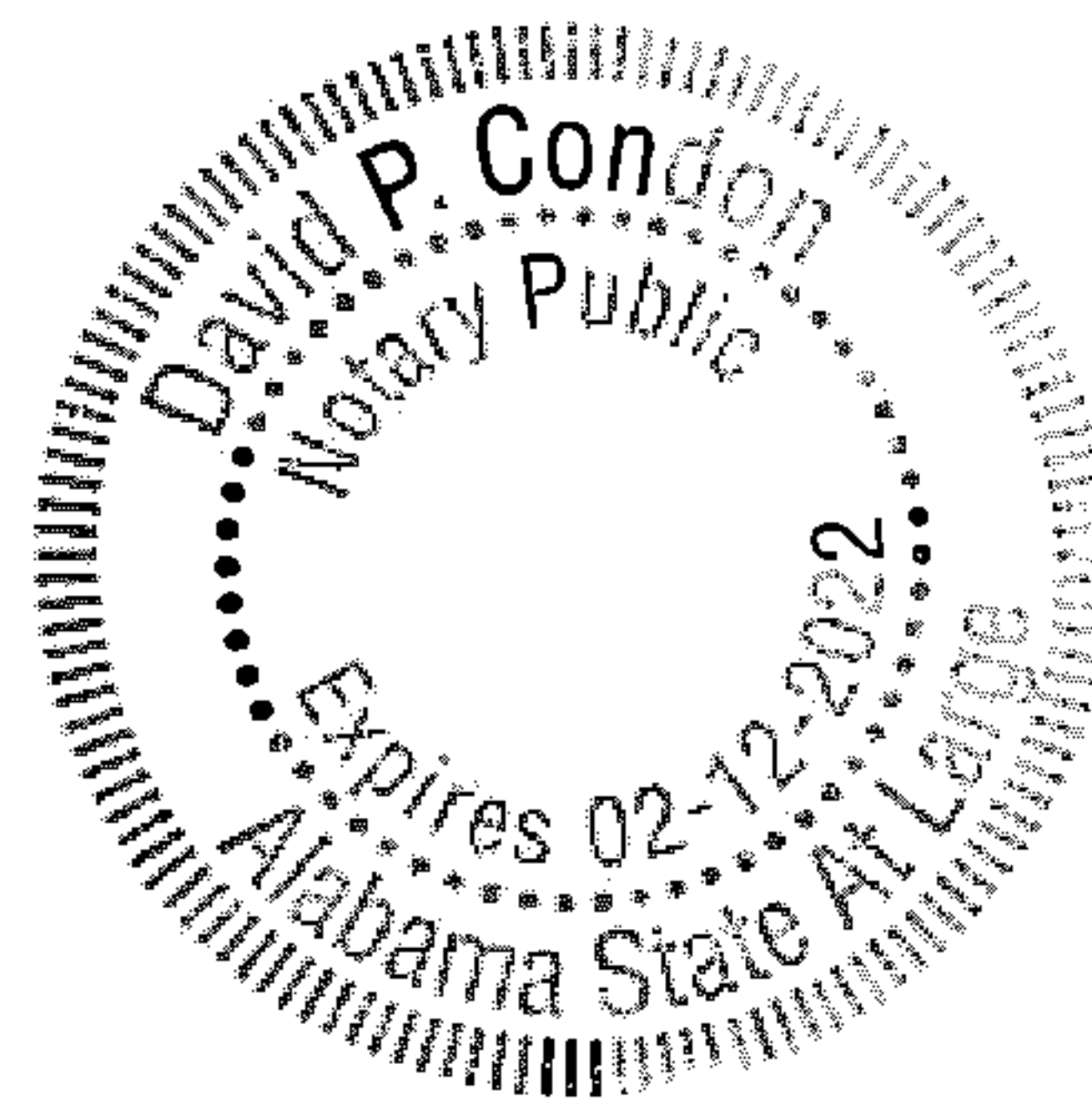
By: 
Stanley E. Adams, III, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Rhonda L. Lovoy and Stanley E. Adams, III, as attorneys in fact for Sharron E. Adams, and Rhonda L. Lovoy and Stanley E. Adams, III, as Trustees of Stanley E. Adams Management Trust dated March 11, 2007 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, Rhonda L. Lovoy and Stanley E. Adams, III as attorneys in fact for Sharron E. Adams, and Rhonda L. Lovoy and Stanley E. Adams, as Trustees of the Stanley E. Adams Management Truste, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2021.


Notary Public: David P. Condon
My Commission Expires: 02.12.2022



Real Estate Sales Validation Form

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

Grantor's Name	Sharron E. Adams and Rhonda L. Lovoy,	Grantee's Name	Jody C. Jones
Trustee of Stanley	E. Adams Management Trust	Mailing Address	628 Founders Park Drive West
Mailing Address	2112 Natalie Lane		Hoover, AL 35226
	Hoover, AL 35244		
Property Address	2112 Natalie Lane	Date of Sale	December 20, 2021
	Hoover, AL 35244	Total Purchase Price	\$1,500,000.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other:
☐ 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	(verified by)	Sign 
		(Grantor/Grantee/ Owner/ Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2021 11:39:42 AM
\$830.00 JOANN
20211228000608630

Allen S. Bayl