


STATE OF ALABAMA §
 §
SHELBY COUNTY §


20220411000148180 1/2 \$90.50
Shelby Cnty Judge of Probate, AL
04/11/2022 02:48:11 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred and NO/100 (\$500.00) Dollars to the undersigned **GEORGE M. ADAIR, A WIDOWER, WHOSE MAILING ADDRESS IS POST OFFICE BOX 546, HARPERSVILLE, ALABAMA 35078**, herein referred to as Grantor, in hand paid by **GEORGE M. ADAIR, WHOSE MAILING ADDRESS IS 111 WILLOW WEST LANE, HARPERSVILLE, ALABAMA 35078 AND GEORGE WILLIAM ADAIR, WHOSE MAILING ADDRESS IS 11 HOBBS CIRCLE, WILSONVILLE, ALABAMA 35186**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A part of the N ½ of NW ¼ of Section 30, Township 19 South, Range 2 East; more particularly described as: beginning at the NW corner of Section 30, Township 19, Range 2 East and run North 88 degrees – 34 East along the North line of said Section a distance of 1001.9 feet; thence South 200 feet to the point of beginning; thence SW 100 feet; thence SE 150 feet; thence NE 100 feet; thence 150 feet NW to point of beginning.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

Property Address: 111 Willow West Lane, Harpersville, Alabama 35078
Assessor’s Market Value: \$65,340.00

The property conveyed herein is the same property as conveyed to George M. .Adair and wife, Gail Adair, joint with right of survivorship, in Deed Book 305 at Page 572 (Instrument No. 19770525000050730). Gail Adair is deceased having departed this life on January 8, 2022.

Property Address: 111 Willow West Lane, Harpersville, Alabama 35078
Assessor’s Market Value: \$65,340.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Property Record Card

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that he has a good right to sell and convey the same as is done hereby, that he will and his heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 8 day of April, 2022.

George M Adair
George M. Adair

STATE OF ALABAMA §
COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that George M. Adair, whose name is signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8 day of April, 2022.

Patricia L. Bolton
Notary Public
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.494