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06/10/2022 10:56:23 AM
DEEDS 1/4

WARRANTY DEED

STATE OF ALABAMA

County of Shelby

Send Tax Notice To:
STEVEN ALLEN
3288 Morgan Rd Bessemer AL 35022

Know all men by these presents:

That in consideration of SEVENTY THOUSAND AND NO and No/100 Dollars (\$70,000.00) TO the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JERRY R ADAMS SR, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: STEVEN ALLEN (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

See Exhibit A.

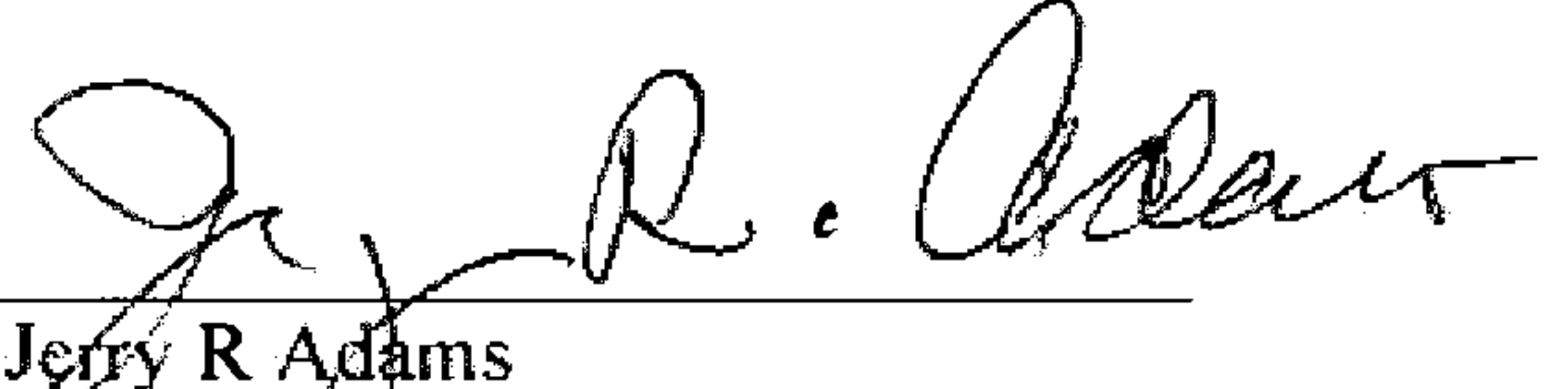
Address: 124 and 128 Mimosa Dr Birmingham, AL 35080

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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 the said GRANTEES, 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 aforesaid; That I (we) will and my (our) 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.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this _____ day of
JUNE, 2022



Jerry R Adams

STATE OF Alabama
COUNTY _

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ____
JERRY R ADAMS SR, whose name(s)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
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of JUNE 2022



NOTARY PUBLIC

MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1560 Montgomery Hwy Ste 205
Birmingham, AL 35216

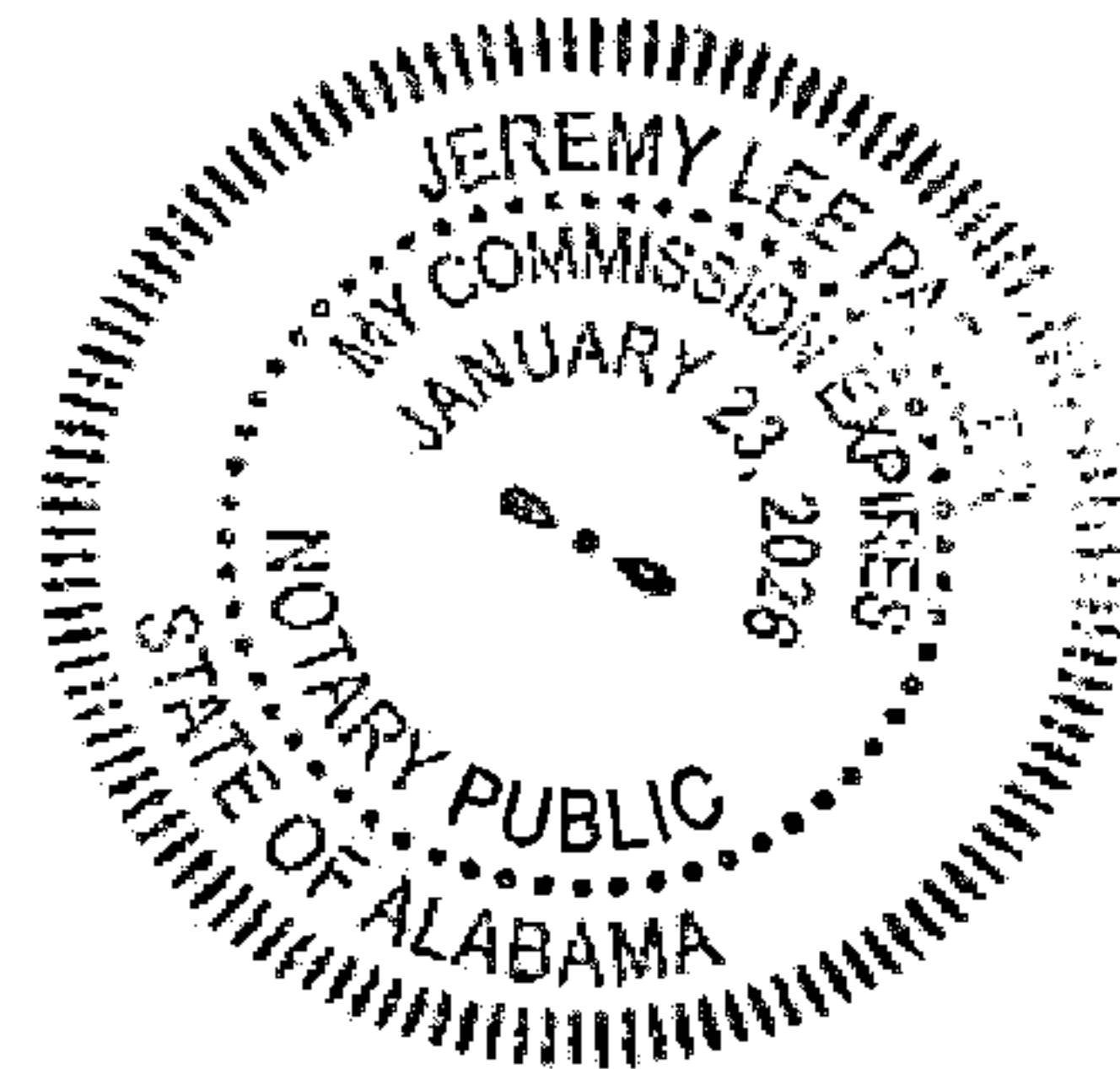


EXHIBIT A

Parcel I

Begin at the NW corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 20, Range 3 West, thence run East along North boundary of said ten acre tract a distance of 220 feet to the NW corner of the Jerrell S. Hammonds and wife tract of land; thence South along the West boundary of said Hammonds tract of land 220 feet; thence west parallel with the South boundary of said ten acre tract 220 feet to the West boundary of said ten acre tract; thence North along said West boundary 220 feet to point of beginning.

LESS AND EXCEPT, the following described real estate conveyed to William D. Thompson and wife, Geneva H. Thompson.

A lot or parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of the above said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section for a point of beginning. Thence run South along the West line for a distance of 110.0 feet. thence run East for a distance of 220.0 feet, thence run North and parallel to the West line for a distance of 110.0 feet, thence run West along the north line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ for a distance of 220.0 feet to the point of beginning.

ALSO

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, thence run South along the West line said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, 110.00 feet, thence turn left, 89 degrees 26 minutes 54 seconds, and run Easterly 220.00 feet to the point of beginning; thence turn an angle 90 degrees 33 minutes 14 seconds and run North 19.66 feet; thence turn an angle to the left 116 degrees 32 minutes 12 seconds and run Southwesterly a distance of 43.16 feet thence turn an angle to the left of 152 degrees 54 minutes 35 seconds and run a distance of 38.62 feet, more or less to the point of beginning.

ALSO

Begin at the Northwest corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 3 West, thence run South along the West line said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, 110.00 feet; thence turn left, 89 degrees 26 minutes 54 seconds, and run Easterly 150.15 feet to the point of beginning; thence turn right 24 degrees 43 minutes 21 seconds and run Southeasterly 18.10 feet; thence turn left 51 degrees 48 minutes 53 seconds and run Northeasterly 16.62 feet; thence turn left 152 degrees 54 minutes 35 seconds and run Westerly a distance of 31.23 feet, more or less to the point of beginning.

All being situated in Shelby County, Alabama

Parcel II

A parcel of land in the South-half of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama; described as follows:

Commence at the Northeast corner of said half $\frac{1}{4}$ - $\frac{1}{4}$ section, thence run South 00 degrees, 05 minutes 08 seconds east along the east $\frac{1}{4}$ - $\frac{1}{4}$ line 22.06 feet to a point on a paved public road and the point of beginning; thence run South 16 degrees 15 minutes 33 seconds West along said road 93.44 feet; thence run South 44 degrees 36 minutes 46 seconds West along said road 63.62 feet; thence run North 70 degrees 32 minutes 00 seconds East a distance of 70.13 feet to a point on the east $\frac{1}{4}$ - $\frac{1}{4}$ line; thence run North 00 degrees 05 minutes 08 seconds West along said $\frac{1}{4}$ - $\frac{1}{4}$ line 112.90 feet to the point of beginning, situated in Shelby County, Alabama.

A 2020 (model year) TRU MH(manufacturer) 47trs16763ah20 (model name) manufactured home, comprised of 1 section(s), and bearing the serial number(s) srb033444a1, is permanently affixed to the real property hereinabove described and is considered a part thereof.

An older (model year) N/A (manufacturer) N/A0 (model name) manufactured home, comprised of 1 section(s), and bearing the serial number(s) n/a, is permanently affixed to the real property hereinabove described and is considered a part thereof

Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	JERRY R ADAMS SR	Grantee's Name	STEVEN ALLEN
Mailing Address	PO BOX 824 HELENA AL 35080		3288 Morgan Rd Bessemer AL 35022
Property Address	124 and 128 Mimosa dr, Birmingham, AL 35080	Date of Sale	June 3, 2022
		Total Purchase Price	\$ 70,000.00
		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 to
☒ 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: June 3 2022

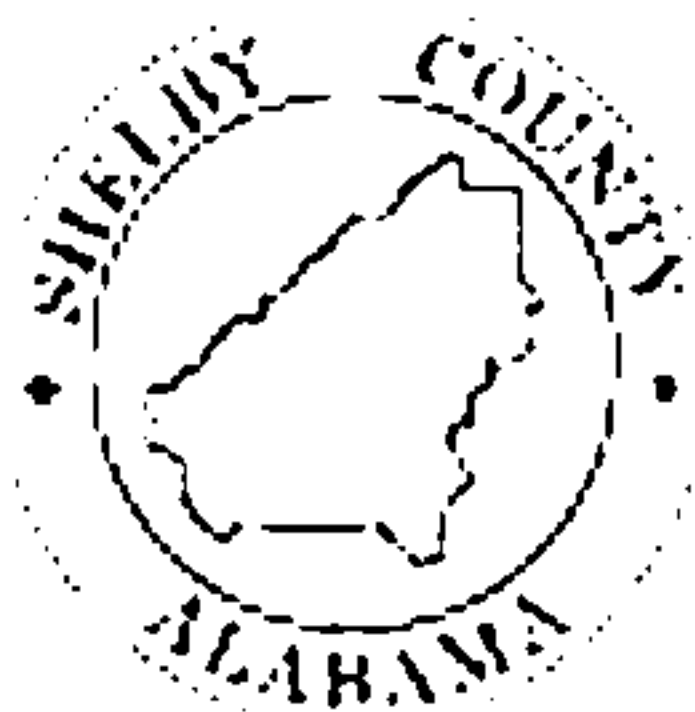
(verified by)

Sign:

Print JERRY R ADAM, SR

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
06/10/2022 10:56:23 AM
\$101.00 JOANN
20220610000232360

Allen S. Bayl