

20220927000370410
09/27/2022 11:58:34 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Joseph J. Adams, Jr. and Trudy Steel Adams
7 Wentworth
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **NINE HUNDRED SIXTY THOUSAND AND 00/100 (\$960,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Greg S. Kelley and Renee M. Kelley, a married couple**, whose address is 294 West Ridge, Alexander City AL 35010 (hereinafter "Grantor", whether one or more), by **Joseph J. Adams, Jr. and Trudy Steele Adams**, whose address is 7 Wentworth, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joseph J. Adams, Jr., and Trudy Steel Adams, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 7 Wentworth, Birmingham, AL 35242 to-wit:**

Lot 164-G, according to the Survey of The Cottages At Shoal Creek Resurvey, as recorded in Map Book 29, page 29 in the Probate Office of Shelby County, Alabama.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

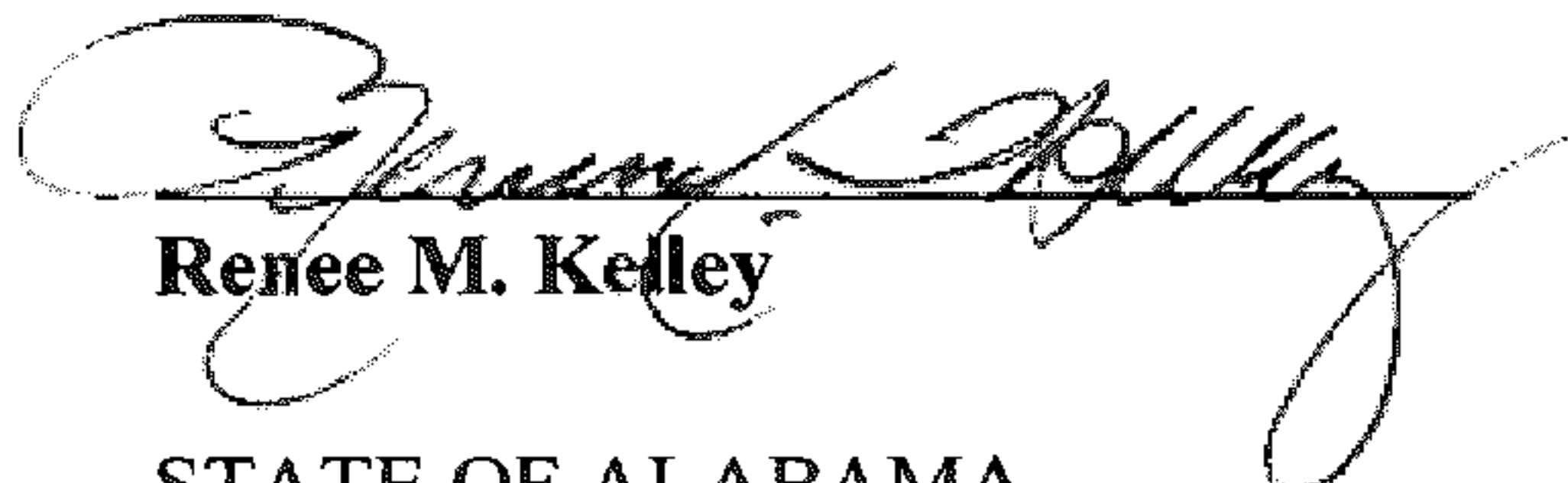
Subject to a third-party mortgage in the amount of \$768,000.00 executed and recorded simultaneously herewith.

Trudy Steele Adams is one and the same person as Trudy Steel Adams.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of September, 2022.



Greg S. Kelley

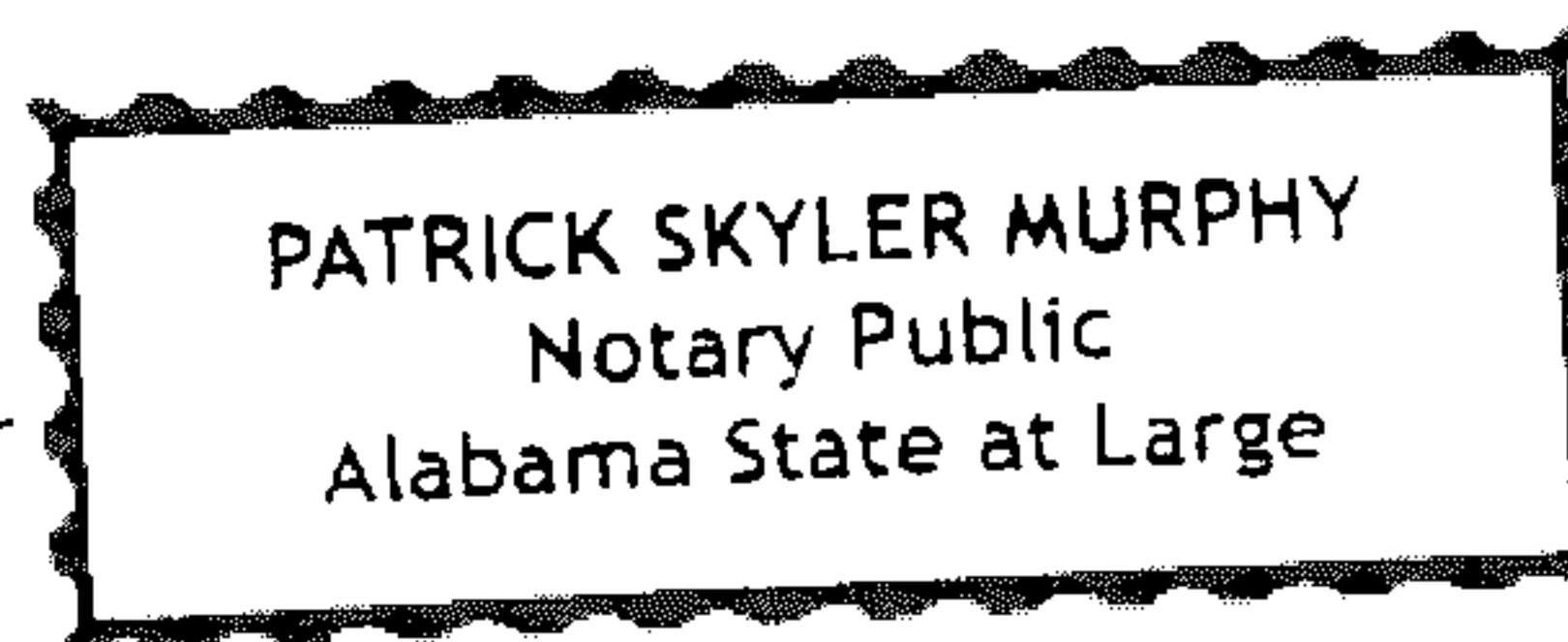

Renee M. Kelley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Greg S. Kelley and Renee M. Kelley whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2022.


Notary Public
My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/27/2022 11:58:34 AM
\$218.00 JOANN
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