

INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE.

20230301000056370
03/01/2023 02:01:21 PM
DEEDS 1/7

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Emogene Argo Adams
(Address) 1022 Lake Heather Rd
Birmingham, AL 35242

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **EMOGENE ARGO ADAMS, an unmarried woman, and STACY WADE ADAMS, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **EMOGENE ARGO ADAMS** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot #9 and the North 25 feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current year.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS RELATING TO PAUL G. ADAMS, HERETO ATTACHED AS EXHIBIT "A", SAME OF WHICH IS FULLY INCORPORATED HERewith.

REFERENCE IS HEREBY MADE TO THE HEIRSHIP AFFIDAVIT HERETO ATTACHED AS EXHIBIT "B", SAME OF WHICH IS FULLY INCORPORATED HERewith.

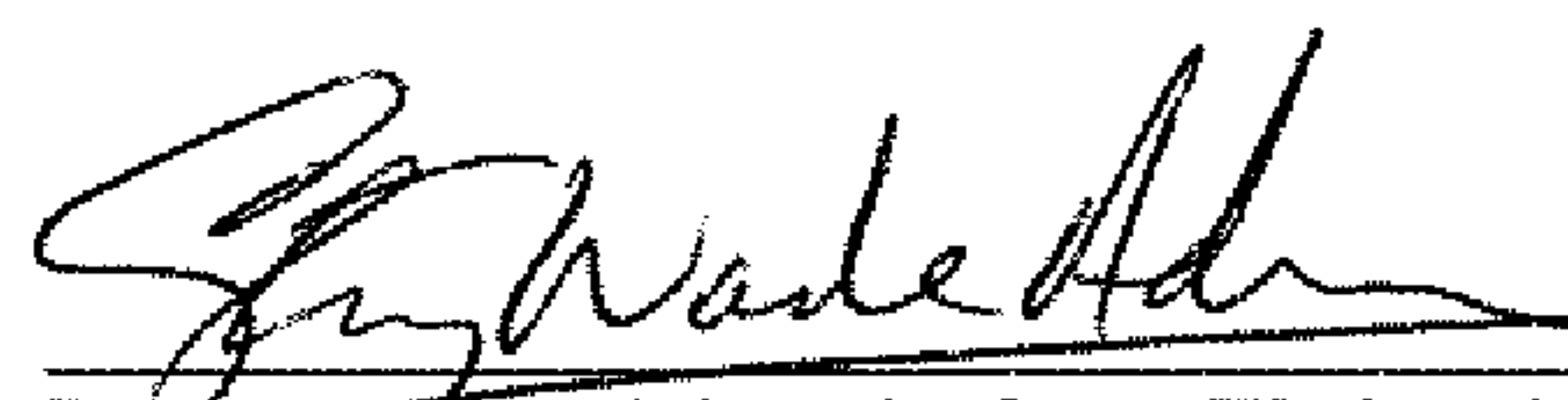
THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

GRANTORS HEREIN ARE ALL OF THE HEIRS OF PAUL G. ADAMS WHO ACQUIRED TITLE BY DEED RECORDED IN BOOK 210, PAGE 303.

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 grantee, his, her or 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 stated 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 grantee, his, her or 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 21st day of February, 2023.

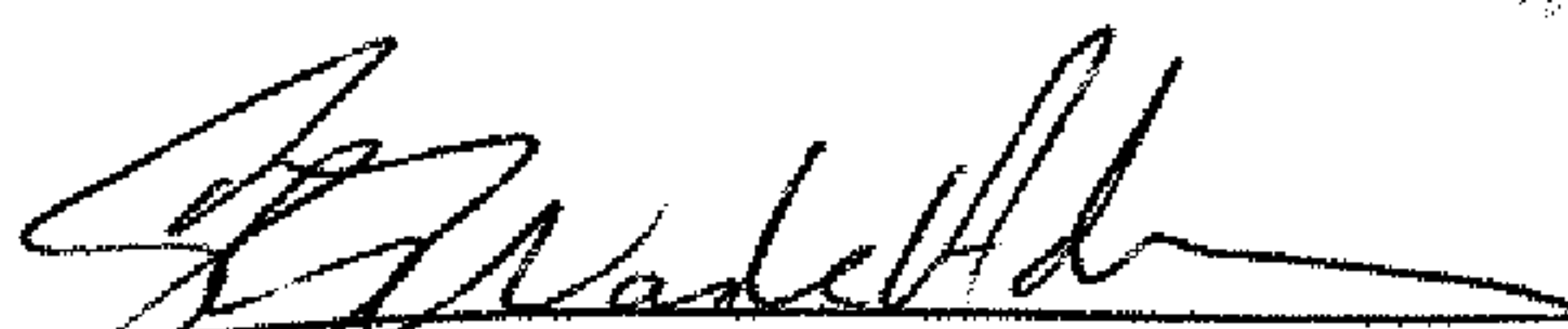

Emogene Argo Adams by Stacy Wade Adams,
her Agent

STATE OF ALABAMA)
COUNTY OF Morgan)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stacy Wade Adams, as Agent for Emogene Argo Adams, is 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, he, as such Agent and with full authority, executed the same voluntarily and as the act of said Emogene Argo Adams.

Given under my hand and official seal this 21st day of February, 2023.


Notary Public
My commission expires: 2/8/26


Stacy Wade Adams

STATE OF ALABAMA)
COUNTY OF Morgan)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stacy Wade Adams, whose name is 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, he executed the same on the day same bears date.

Given under my hand and official seal this 21st day of February, 2023.

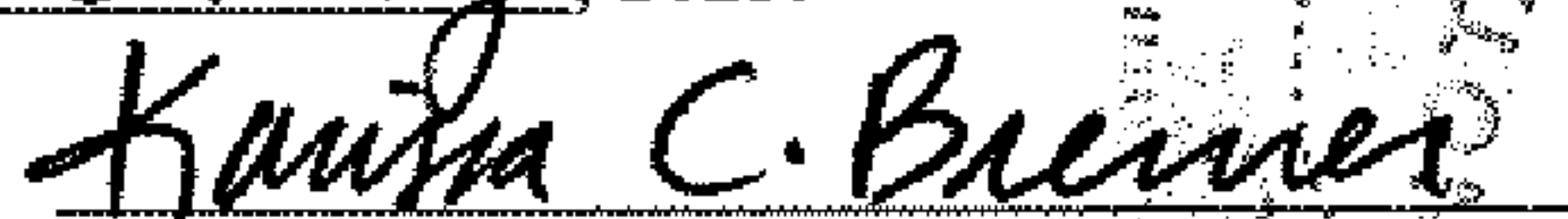

Notary Public
My commission expires: 2/8/26

EXHIBIT "A"

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT

COME NOW, Emogene Argo Adams and Stacy Wade Adams, as "Affiants" herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, each Affiant is over the age of nineteen (19) years, each Affiant is of sound mind and competent to execute this Affidavit.
2. On July 30, 1960, Paul G. Adams and Emogene Argo Adams, pursuant to instrument recorded at Deed Book 210, Page 303, in the Office of the Probate Judge, Shelby County, Alabama, received a conveyance of certain real estate situated in Shelby County, Alabama. Said Deed did not contain a survivorship provision.

The above referenced real estate is hereinafter described, as follows:

Lot #9 and the North 25 feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.

3. On or about March 24, 2011, Paul G. Adams died intestate, and his estate was never submitted to probate, and no such probate proceedings are anticipated.
4. Upon the date of the decease of Paul G. Adams, he left the following heirs and next-of-kin to survive him:

Emogene Argo Adams

Surviving Spouse

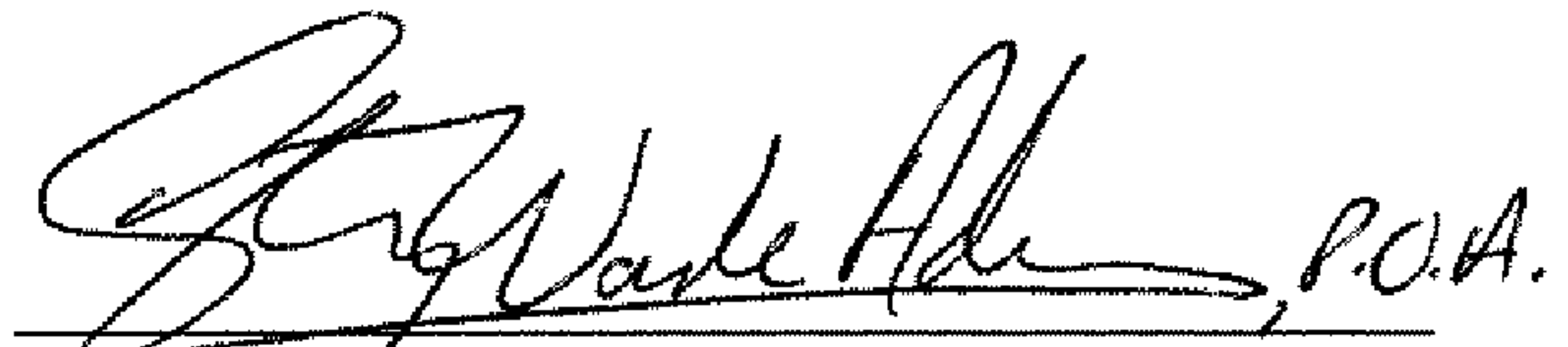
PO Box 813
Hartselle, AL 35640

Stacy Wade Adams

Surviving Son

PO Box 813
Hartselle, AL 35640

5. All of the above designated survivors, who are the only heirs and next of kin of Paul G. Adams, are over the age of nineteen (19) years, and of sound mind. Furthermore, Paul G. Adams left to survive him no other natural children, adopted children, or survivors thereof.
6. All debts and charges against the estate of Paul G. Adams have heretofore been paid and satisfied.

 P.O.A.

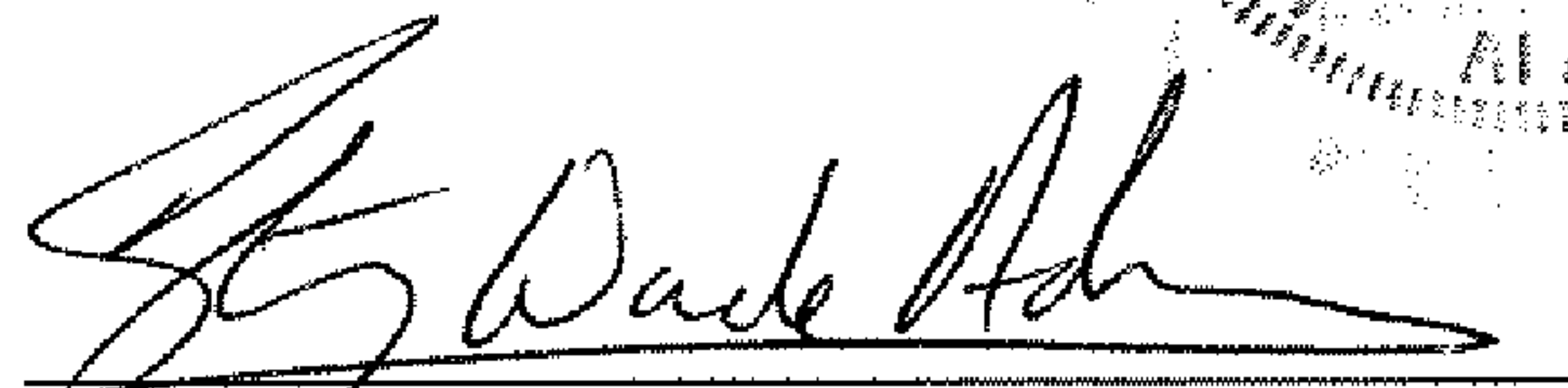
Emogene Argo Adams by Stacy Wade
Adams, her Agent

STATE OF Alabama)
COUNTY OF Morgan)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stacy Wade Adams, Agent for Emogene Argo Adams, is 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, he, as such Agent and with full authority, executed the same voluntarily and as the act of said Emogene Argo Adams.

Given under my hand and official seal this 21st day of February, 2023.


Notary Public
My commission expires: 2/8/26


Stacy Wade Adams

STATE OF Alabama)
COUNTY OF Morgan)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Stacy Wade Adams**, whose name is signed to the foregoing Heirship Affidavit, and who is known to me, acknowledged before me on this day, that being informed of the contents of the affidavit, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February, 2023.


Notary Public
My commission expires: 2/8/26

EXHIBIT "B"

STATE OF ALABAMA)
COUNTY OF SHELBY)

DISINTERESTED PARTY AFFIDAVIT

COME NOW, Joe Lewis and Courtney Schellack as "Affiants"
herein, and after first having been duly sworn, said Affiants do hereby depose and say as follows:

1. Affiant, Joe Lewis, hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 305 Courtney Drive 103, Decatur, AL 35603. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Paul G. Adams.
2. Affiant, Courtney Schellack hereby acknowledges and confirms that he/she has personal knowledge of the facts stated herein, is over the age of 19 years, competent to execute this Affidavit, and his/her current address is 134 McEntire Ln SW Apt 7, Decatur, AL 35603. Said Affiant further states that he/she has no pecuniary or other interest in the estate of Paul G. Adams.
3. Said Affiants hereby state that they are personally familiar with the family history of Paul G. Adams, and hereby acknowledge and confirm that Paul G. Adams died on March 24, 2011.
4. Paul G. Adams was the owner of certain real property located in Shelby County, Alabama, which is more particularly described as follows:

Lot #9 and the North 25 Feet of Lot #10, Block 252, according to Dunstan's Survey of the Town of Calera, Alabama.
5. Paul G. Adams was married to Emogene Argo Adams at the time of his decease, and was also survived by one child, Stacy Wade Adams. Said spouse and child are the only next-of-kin and heirs-at-law of Paul G. Adams. At the time of death of Paul G. Adams, Emogene Argo Adams and Stacy Wade Adams were over the age of nineteen (19) years, and, to the knowledge of the Affiants, of sound mind.
6. Affiants are not aware of any persons or entities who have claim to the real property of which Paul G. Adams died seized, other than as designated above.

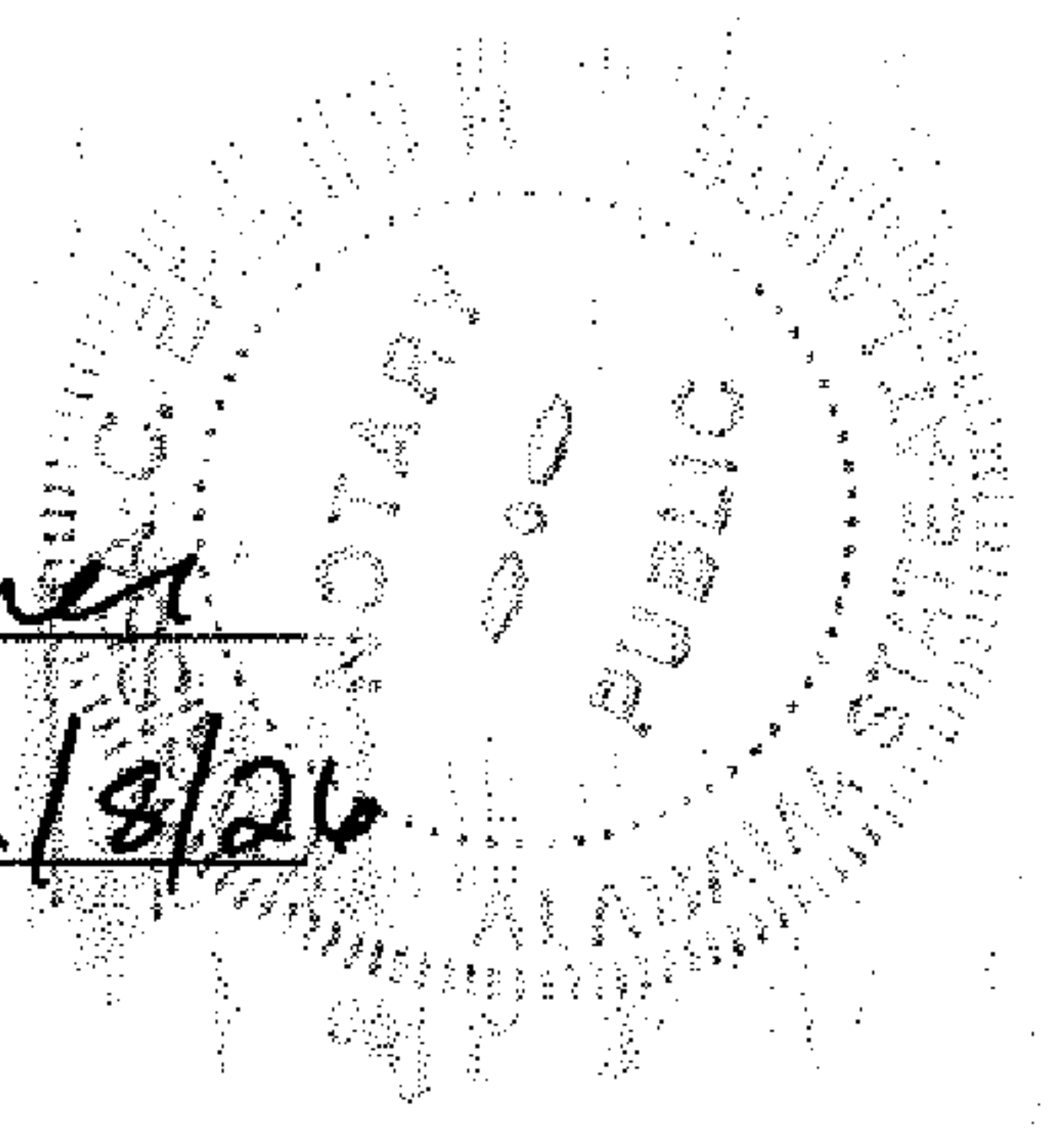
FURTHERMORE, the Affiants saith naught.

X Joe Lewis
Joe Lewis, Affiant

STATE OF ALABAMA)
COUNTY OF Morgan)

Sworn to and subscribed before me this 21st day of February, 2023.

Karina C. Bremner
Notary Public
My Commission Expires: 2/8/26

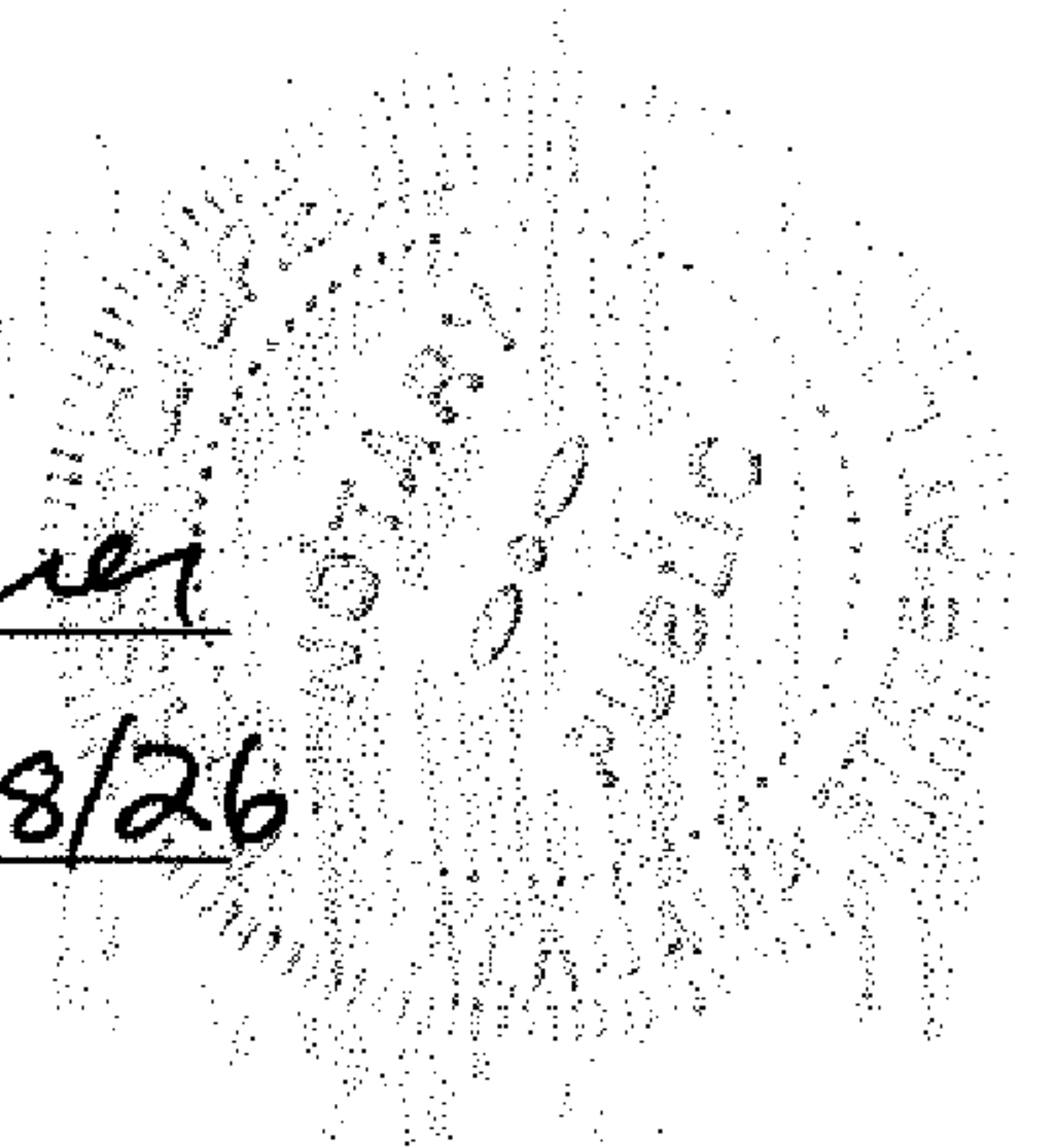


Courtney Schellack
Courtney Schellack, Affiant

STATE OF ALABAMA)
COUNTY OF Morgan)

Sworn to and subscribed before me this 21st day of February, 2023.

Karina C. Bremner
Notary Public
My Commission Expires: 2/8/26



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

Grantor's Name Emogene Argo Adams and
 Mailing Address Stacy Wade Adams
PO Box 813
Hartselle, AL 35640

Grantee's Name Emogene Argo Adams
 Mailing Address PO Box 813
Hartselle, AL 35640

Property Address Vacant Lot - 20th Street

Date of Sale 2/21/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 7,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2023 02:01:21 PM
 \$47.50 BRITTANI
 20230301000056370

Brittani

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

☐ 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 2/21/23

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1