

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
George Edward Adamson  
1537 Alston Farm Rd.  
Columbiana, AL 35051

20230327000085590 1/3 \$123.00  
Shelby Cnty Judge of Probate, AL  
03/27/2023 03:59:30 PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Justin Thomas Clifton and wife, Jenna Lynn Clifton, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **George Edward Adamson and Janice Ann Adamson, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See Attached Exhibit "A" for Legal description.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of March, 2023.

\_\_\_\_\_

Justin Thomas Clifton  
Justin Thomas Clifton

\_\_\_\_\_

Jenna Lynn Clifton  
Jenna Lynn Clifton

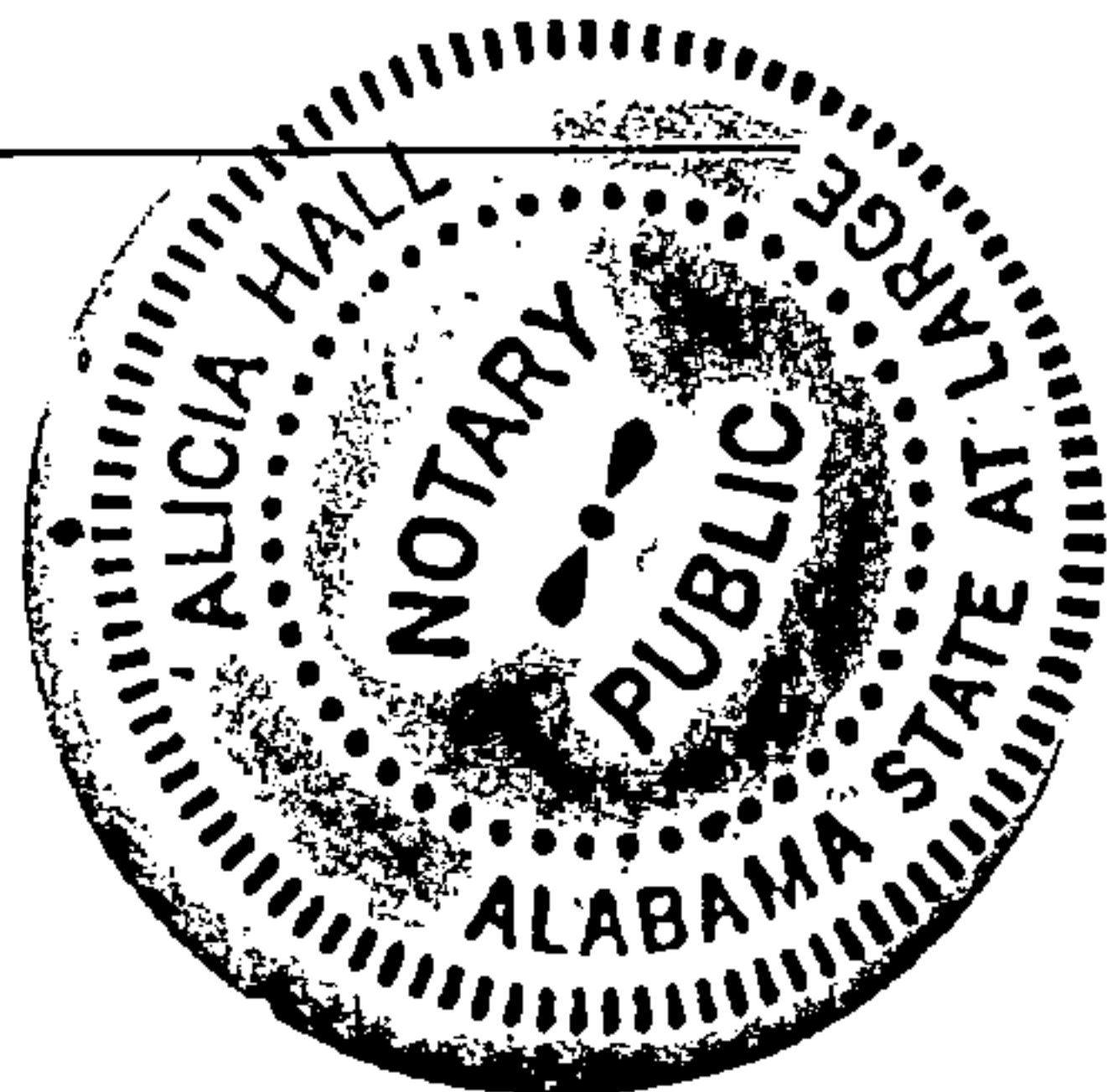
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Justin Thomas Clifton and Jenna Lynn Clifton, who 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of March, 2023.

My Commission Expires: 5/24/2024

Alicia Hall  
Notary Public



Shelby County, AL 03/27/2023  
State of Alabama  
Deed Tax: \$95.00



20230327000085590 2/3 \$123.00  
Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot A, Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama.

Also, a 40-foot wide easement for ingress, egress, and utilities described as commencing at the SW corner of the NE 1/4 of the SW 1/4, Section 17, Township 21 South, Range 1 East; thence run North 00 degrees 08 minutes 31 seconds West along the West line of said 1/4-1/4 Section a distance of 53.02 feet to the point of beginning of said easement; thence continue along last described course a distance of 609.63 feet to the SW corner of the Vansant Family Subdivision, as recorded in Map Book 35, Page 66, in the Probate Office of Shelby County, Alabama; thence turn right and run North 89 degrees 58 minutes 33 seconds East along the South line of said subdivision a distance of 40.00 feet; thence turn right and run South 00 degrees 08 minutes 31 seconds East a distance of 609.63 feet; thence turn right and run South 89 degrees 55 minutes 18 seconds West a distance of 40.00 feet, more or less, to the point of beginning.





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## Real Estate Sales Validation Form

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

Grantor's Name Justin Thomas Clifton  
Jenna Lynn Clifton  
Mailing Address 1545 Alston Farm Rd.  
Columbiana, AL 35051

Grantee's Name George Edward Adamson  
Janice Ann Adamson  
Mailing Address 1537 Alston Farm Rd  
Columbiana, AL 35051

Property Address 0 Alston Farm Road  
Columbiana, AL 35051

Date of Sale 3/27/23  
Total Purchase Price \$ 95,000.00  
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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 Justin Thomas Clifton

Unattested \_\_\_\_\_

Sign Justin Thomas Clifton

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1