

This document prepared by:
Law Office of John A. Gant
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Arnelle Sweatt Adcock
Matthew Joseph Adcock
5 The Oaks Cir.
Hoover, AL 35244

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, I, VIRGINIA P. RICHMOND, unmarried (herein referred to as GRANTOR) do grant, bargain, sell and convey unto ARNELLE SWEATT ADCOCK and MATTHEW JOSEPH ADCOCK, as joint tenants with rights of survivorship (herein referred to as GRANTEEES), the following described real estate situated in Shelby County, Alabama:

Lot 5, according to the Survey of The Oaks, as recorded in Map Book 10, page 89, in the Probate Office of Shelby County, Alabama.

Together with an undivided 1/43rd interest in Lot 44, (common area).

Two Hundred Eighty Nine Thousand and 00/100 Dollars (\$289,000.00) of the consideration is from a purchase money first mortgage filed simultaneously herewith.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

Dated this the 20th day of June, 2023.



VIRGINIA P. RICHMOND

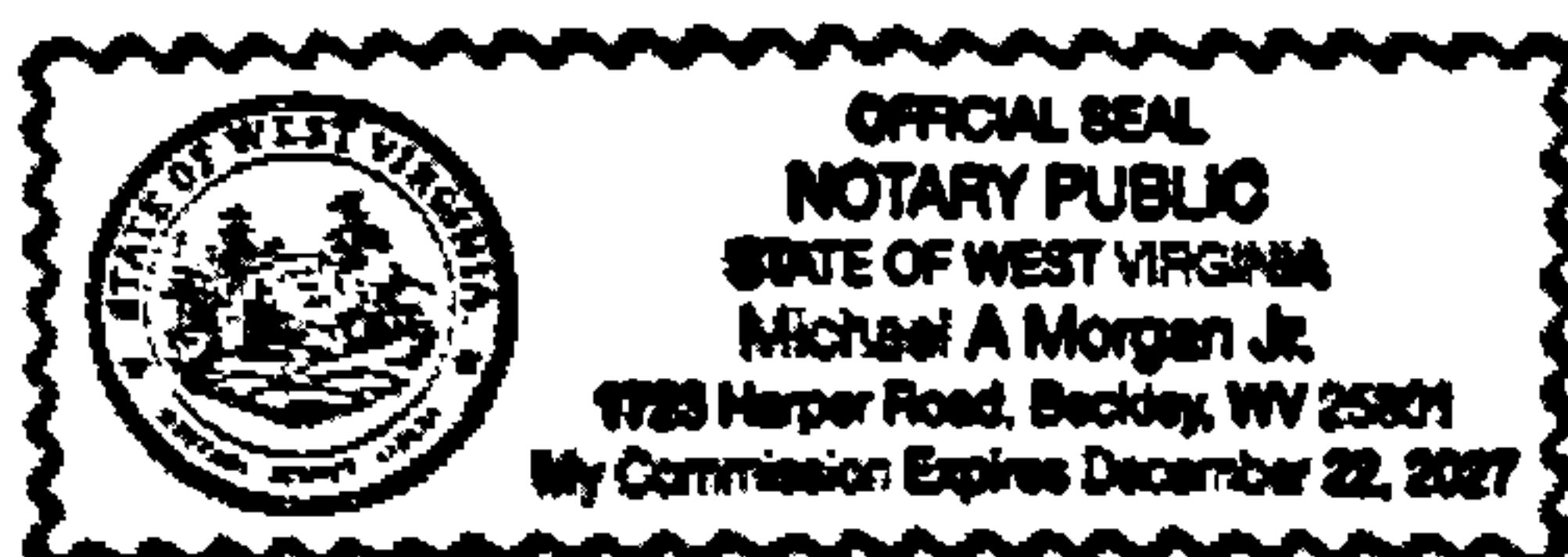
STATE OF West Virginia)
COUNTY OF Raleigh)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VIRGINIA P. RICHMOND, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 2023.



NOTARY PUBLIC:
My Commission Expires: 12/22/27



Real Estate Sales Validation Form

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

Grantor's Name Virginia P. Richmond
 Mailing Address 210 Homewood Dr.
Beckley, WV 25801

Grantee's Name Arnelle Adcock & Matthew Adcock
 Mailing Address 5 The Oaks Cir.
Hoover, AL 35244

Property Address 5 The Oaks Cir.
Hoover, AL 35244

Date of Sale 6/23/2023
 Total Purchase Price \$ 340,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/23/2023 10:47:42 AM
 \$79.00 JOANN
 20230623000186750

The purchase price or current assessor's All in S. Buy value claimed on this form can be verified in the following documentary evidence: (check one)

Mortgage
 Bill of Sale
 Sales Contract Closing Statement
 Other

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 6/23/2023

Print _____

John A. Gant