

This Instrument was Prepared by: Send Tax Notice To: ADS Real Estate, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29061

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Thirty Thousand Dollars and No Cents (\$130,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Tommie Ann Edwards, Probate Case No. PR-2022-001072, Shelby County, Alabama** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **ADS Real Estate, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

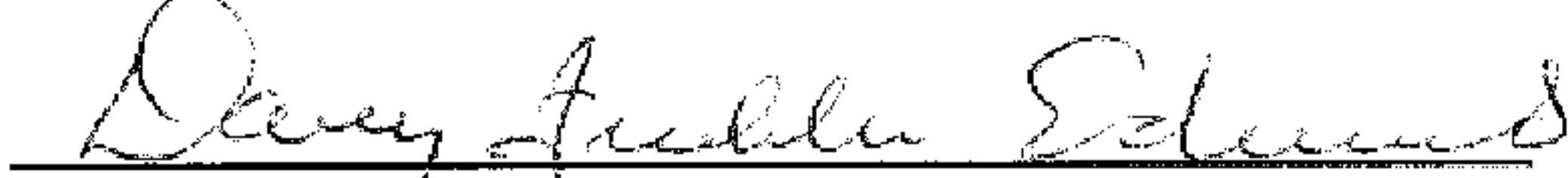
\$335,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of September, 2023.


ESTATE OF TOMMIE ANN EDWARDS, PROBATE
CASE NO. PR-2022-001072, SHELBY COUNTY,
ALABAMA


Davy Franklin Edwards
Personal Representative

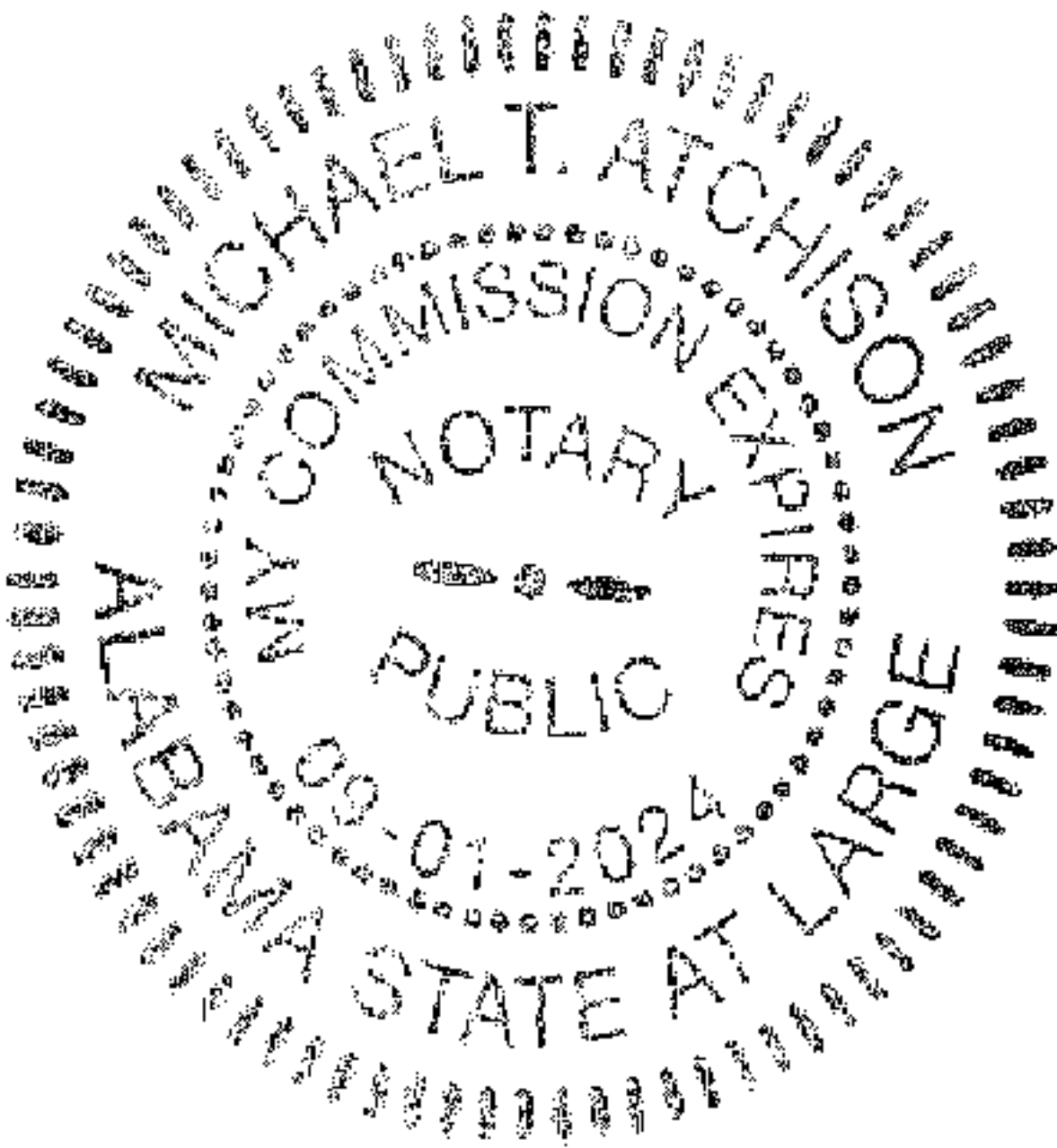
State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Davy Franklin Edwards as Personal Representative of The Estate of Tommie Ann Edwards, Probate Case No. PR-2022-001072, Shelby County, Alabama, 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12th day of September, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024



EXHIBIA "A"
LEGAL DESCRIPTION

PARCEL I:

From the northwest corner of the SW 1/4 of the NW 1/4, Section 6, Township 21 South, Range 2 East, run South, along range line 482 feet to northwest corner of lot of Dewey Bolton; run thence East 123.7 feet along line between Dewey Bolton and Grady McEwen for a point of beginning; thence continue East 150 feet to the northwest right of way line of Alabama Highway 25; thence South 30 degrees West along right of way 79 feet; thence West 109.6 feet; thence North 70 feet to point of beginning; lying and being in the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East in the town of Wilsonville, Shelby County, Alabama.

PARCEL II:

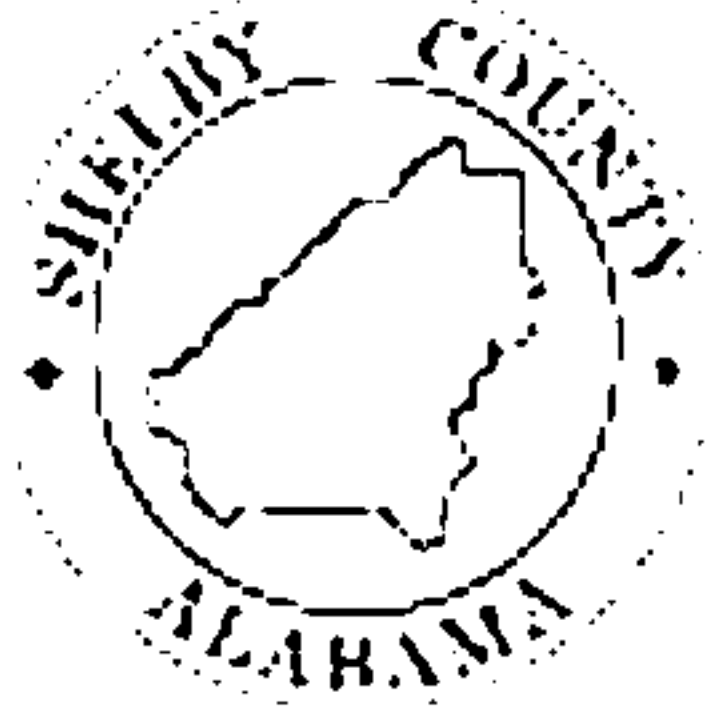
Commence at the northwest corner of the SW 1/4 of the NW 1/4, Section 6, Township 21 South, Range 2 East; thence run in a southerly direction along the West boundary line of said Section 6 for a distance of 482 feet to a point, axle found in place, being the northwest corner of Dewey Bolton lot, and also being the point of beginning of the parcel of land herein conveyed; thence proceed in an easterly direction along a line, being Grady McEwen's South property line and Dewey Bolton's North property line, for a distance of 123.7 feet to a point being an iron pin; thence turn 88 degrees 35 minutes 45 seconds to the right and run 70.82 feet to a point, being an iron pin found in place; thence turn 90 degrees 22 minutes 30 seconds to the right and run 128.24 feet to a point, being an iron pin; thence turn 93 degrees 12 minutes 52 seconds to the right and run 73.15 feet to the point of beginning.

Said parcel of land is lying in the SW 1/4 of the NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

PARCEL III:

Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East; thence proceed in a southerly direction along the West boundary of said Section 6 for a distance of 1875.95 feet; thence turn an angle of 90 degrees 47 minutes 02 seconds to the left and run along the South boundary of a lot presently owned by Paul F. and Tommie Ann Edwards for a distance of 130.17 feet to a point, an axle found in place, said point being the point of beginning of the parcel herein described; thence continue along the last described course for a distance of 109.60 feet to a point, being a point on the West right of way line of State Highway 25; thence turn an angle of 121 degrees 32 minutes 46 seconds to the right and run along said right of way line for a distance of 98.54 feet to a point, iron set; thence turn an angle of 67 degrees 23 minutes 03 seconds to the right and run 69.26 feet to a point, iron set; thence turn an angle of 89 degrees 08 minutes 01 second to the right and run 73.95 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

LESS AND EXCEPT Warranty deed to State of Alabama recorded in Inst. 20130218000068920, Probate Office, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2023 10:27:04 AM
\$29.00 PAYGE
20230913000276010

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Tommie Ann Edwards, Probate Case No. PR-2022-001072, Shelby County, Alabama	Grantee's Name	ADS Real Estate, LLC
Mailing Address	<u>12421 Hwy 61</u> Wilsonville AL 35186	Mailing Address	<u>345 Howard Hill Drive</u> Wilsonville, AL 35186
Property Address	<u>Highway 25</u> Wilsonville, AL 35186	Date of Sale	<u>September 12, 2023</u>
		Total Purchase Price	<u>\$130,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 September 11, 2023

Print Estate of Tommie Ann Edwards, Probate Case No. PR-2022-001072, Shelby County, Alabama

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1