



20230915000278210 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
09/15/2023 11:04:28 AM FILED/CERT

Warranty Deed
With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all men by these presents, that for and in consideration of the sum of (\$12,000) twelve thousand dollars, paid by MATTHEW NICHOLAS ADAMS AND TANYA MARIE ADAMS to FREDRICK B. BERREY JR. a married man not joined herein by spouse, non homestead property (hereinafter called "grantor"), receipt whereof is acknowledged, the said grantor does hereby grant, bargain, sell, and convey unto the said MATTHEW NICHOLAS ADAMS AND TANYA MARIE ADAMS, a married couple with all rights of survivorship (hereinafter called "grantee"), all right, title, interest and claim in or to the following described real estate lying and being situated in SHELBY county, Alabama, to wit:

LOT 5A CHANCELLORS CROSSING

Parcel Number 17 6 13 0 000 005.013
SHELBY COUNTY

Subject to taxes for the year 2023 and subsequent years, easements, restrictions, home owner covenants as signed or recorded, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

To have and to hold unto said grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating indebtedness or obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned expressly limits its liability hereunder to the property now or hereafter held by it in the representative capacity named.

In witness where of, I/we have hereunto set my/our hand(s) and seal(s), this 5th day of Sept., 2023.

GRANTOR (FREDRICK B. BERREY JR.)

PO box 317 Verbena AL 36091

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that Fredrick B. Berrey Jr., whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, has executed the same.

Given under my hand and official seal this 5th day of September, 2023

NOTARY PUBLIC

MY COMMISSION EXPIRES:
FEBRUARY 3, 2024

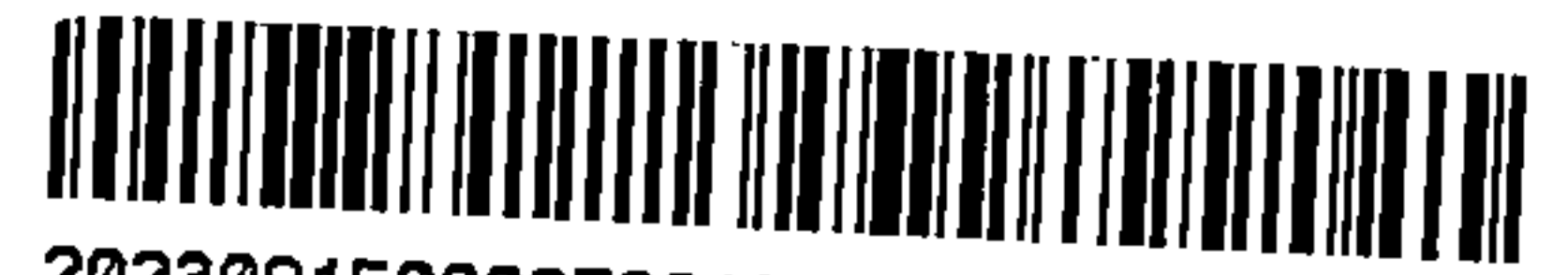
prepared by Fredrick Berrey JR
Po Box 317
Verbena AL 36091

Send tax Notice:

Matthew and Tanya Adams
120 Greenbriar Place
Chelsea AL 35043

Shelby County, AL 09/15/2023
State of Alabama
Deed Tax: \$12.00

Exhibit A



20230915000278210 2/3 \$40.00
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Lot 5A, according to the Resurvey of Lots 3 through 5 of Chancellors Crossing, as recorded in Map Book 40, page 129, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Freddie Berney Grantee's Name Matthew Adams
Mailing Address 1018 Chancellors Ferry Road Mailing Address 120 Greenbrier Place
Hopkinsville AL 35078 Chesley AL 35043

Property Address 1018 Chancellors Ferry Road Date of Sale 9/5/23
Hopkinsville AL Total Purchase Price \$ 12,000
35078 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 9/15/23

Print MAATHEW ADAMS

Unattested

Sign Matthew Adams

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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