
THIS INSTRUMENT WAS PREPARED BY:

Harris H. Anthony, Esq.
Maynard Nexsen PC
1901 Sixth Avenue North, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

David Adams
3382 N. Broken Bow Drive
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

TRUSTEE'S DEED

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Courtney L. Adams, as Trustee of the Trust f/b/o David Adams u/w/o Janet Marie Albright dated October 1, 2020** (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **David Adams** (herein referred to as "Grantee"), all right, title and interest in and to the real estate situated in Shelby County, Alabama, being further described as follows, to-wit (the "Property"):

Lot 37, according to Broken Bow Subdivision, First Addition, First Phase, as recorded in Map Book 8, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed has been prepared from documents provided by Grantor herein and without a title search of the Property, therefore, preparer makes no certification as to the status of title.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever.

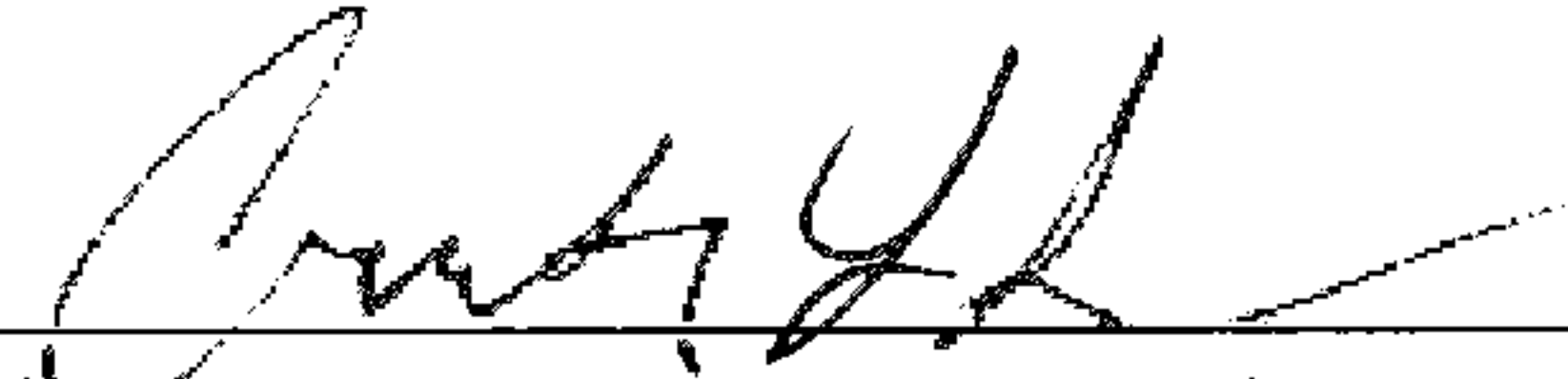
This instrument is executed without warranty or representation of any kind on the part of Grantor, express or implied, except that there are no liens or encumbrances outstanding against the Property that were created by Grantor and not specifically excepted herein.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Names and Mailing Address:
Courtney L. Adams, as Trustee of the Trust f/b/o David Adams u/w/o Janet Marie Albright dated October 1, 2020	David Adams
2040 Chelsea Ridge Drive	3382 N. Broken Bow Drive
Columbiana, AL 35051	Birmingham, AL 35242
Property Address:	3382 N. Broken Bow Drive, Birmingham, AL 35242
Date of Sale:	<u>July 25</u> , 2023
Property Value:	\$227,000.00

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25 day of July, 2023.

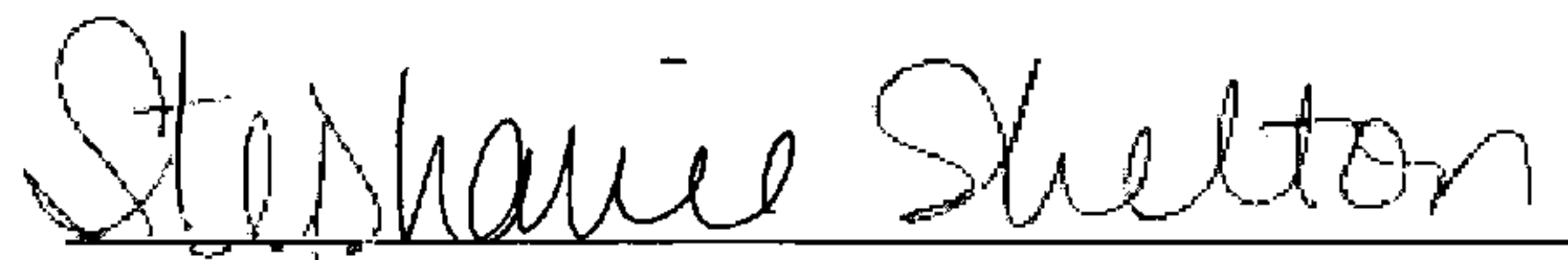

COURTNEY L. ADAMS, as Trustee of the Trust f/b/o
 David Adams u/w/o Janet Marie Albright dated October 1,
 2020

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Courtney L. Adams, whose name as Trustee of the Trust f/b/o David Adams u/w/o Janet Marie Albright dated October 1, 2020, 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 in her capacity as such Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July, 2023.

[SEAL]


 Notary Public
 My Commission Expires: Feb. 9, 2026

STEPHANIE SHELTON
 Notary Public, Alabama State at Large
 My Commission Expires February 9, 2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/07/2023 09:01:54 AM
 \$255.00 JOANN
 20231107000327080

Allen S. Bayl