



20240612000175640 1/3 \$628.00
Shelby Cnty Judge of Probate, AL
06/12/2024 02:20:38 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
James Alfred Holmes, Jr.
185 Co Road #1296
Cullman, AL 35058

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Six Hundred Thousand and No/100 Dollars (\$600,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Adair Properties, L.L.C., an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Alfred Holmes, Jr.** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Jefferson**, State of Alabama, to-wit:

Northeast Quarter and the North half of the Southeast Quarter, Section 36, Township 18 South, Range 2 East, known as the Lige Bell Place, recorded in Deed Book 150, Page 234, in the Office of the Judge of Probate of Shelby County, Alabama.

Included in to the above legal description are Parcel 3, Parcel 4 and Parcel 5 of Lige Bell Subdivision, as recorded in Map Book 11, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and Except any part of Parcels 1 and 2 of Lige Bell Subdivision, as recorded in Map Book 11, Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

- 1) Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

The preparer of this instrument makes no representation as to the status of the title conveyed herein.

No Title Search performed No Title Search requested.

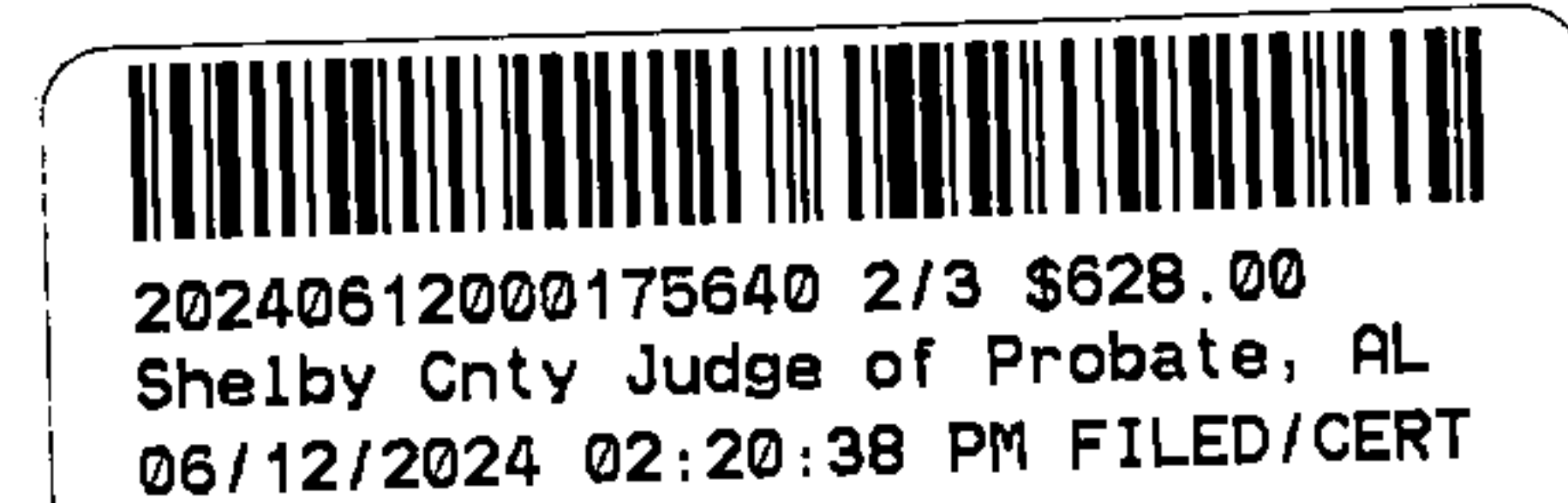
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

Shelby County, AL 06/12/2024
State of Alabama
Deed Tax: \$600.00

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand(s) and seal(s) this the 5th day of June, 2024.

Adair Properties, L.L.C.
an Alabama limited liability company

By: Davis Bradley Adair
Davis Bradley Adair
Its: Sole Member



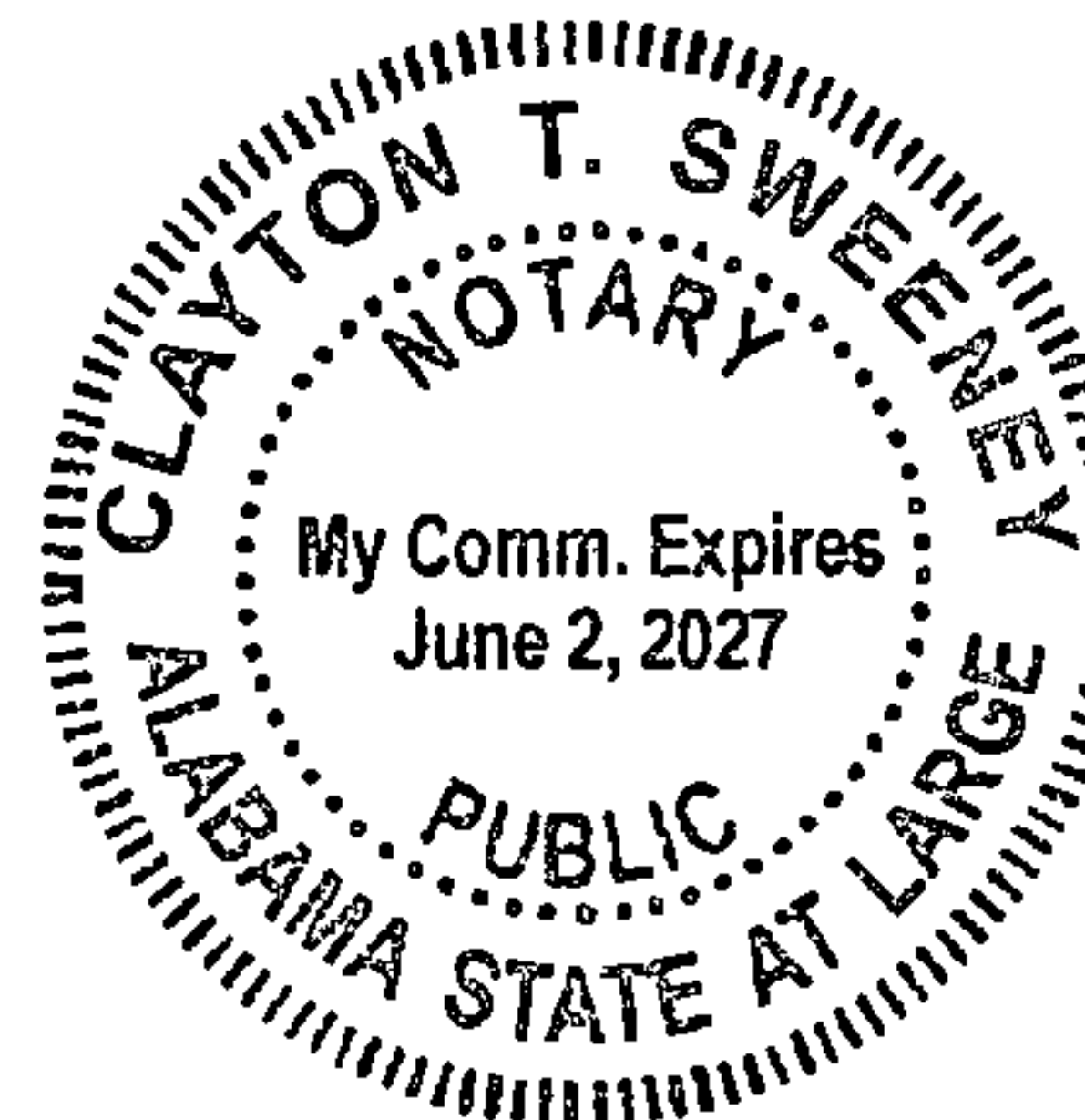
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Davis Bradley Adair, whose name as Sole Member of Adair Properties, L.L.C., an Alabama limited liability company, 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 deed, he as such Sole Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of June, 2024.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06-02-2027



Real Estate Sales Validation Form

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

Grantor's Name Adair Properties, L.L.C.

Grantee's Name James Alfred Holmes, Jr.

Mailing Address PO Box 360750
Birmingham, AL 35236

Mailing Address 185 Co Road #1296
Cullman, AL 35058

Property Address 200 +/- acres Fleming Road
Vincent, AL 35178

Date of Sale June 5, 2024

Total Purchase Price \$ 600,000.00

or

Actual Value \$

or

Assessor's Market Value \$

20240612000175640 3/3 \$628.00
Shelby Cnty Judge of Probate, AL
06/12/2024 02:20:38 PM FILED/CERT

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/ Assessor's Appraised Value
☐ Other – property tax redemption

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

Adair Properties, L.L.C.
Print Davis Bradley Adair, Sole Member

Unattested
(verified by)

Sign Davis Bradley Adair
(Grantor/Grantee/Owner/Agent) circle one