
20240621000186640 1/4 \$187.50
Shelby Cnty Judge of Probate, AL
06/21/2024 03:39:59 PM FILED/CERT

SEND TAX NOTICE TO:

Adam McBride and Tommie Jordan Hollyfield
781 2nd Street
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of TEN AND 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned, **Adam McBride, an unmarried man**, whose address is 781 2nd Street, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Adam McBride and Tommie Jordan Hollyfield**, whose address is 781 2nd Street, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Adam McBride and Tommie Jordan Hollyfield, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **781 2nd Street, Helena, AL 35080, to-wit:**

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Adam McBride is also known as Adam Kyle McBride.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, mortgage(s), if any, and other matters which may be viewed by observation. Subject to Joint Driveway Agreement recorded in Inst. No. 1995-00588.
Mining and mineral rights excepted.

This deed has been prepared without the benefit of a title search. Preparer has prepared this deed as scrivener only, having prepared it with information supplied by the Grantor and Grantee herein. Title insurance was not issued in connection with this deed.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.



20240621000186640 2/4 \$187.50
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IN WITNESS WHEREOF, Grantor has set his signature and seal on this 18 day of June, 2024.

Adam McBride

STATE OF ALABAMA
COUNTY OF SHELBY

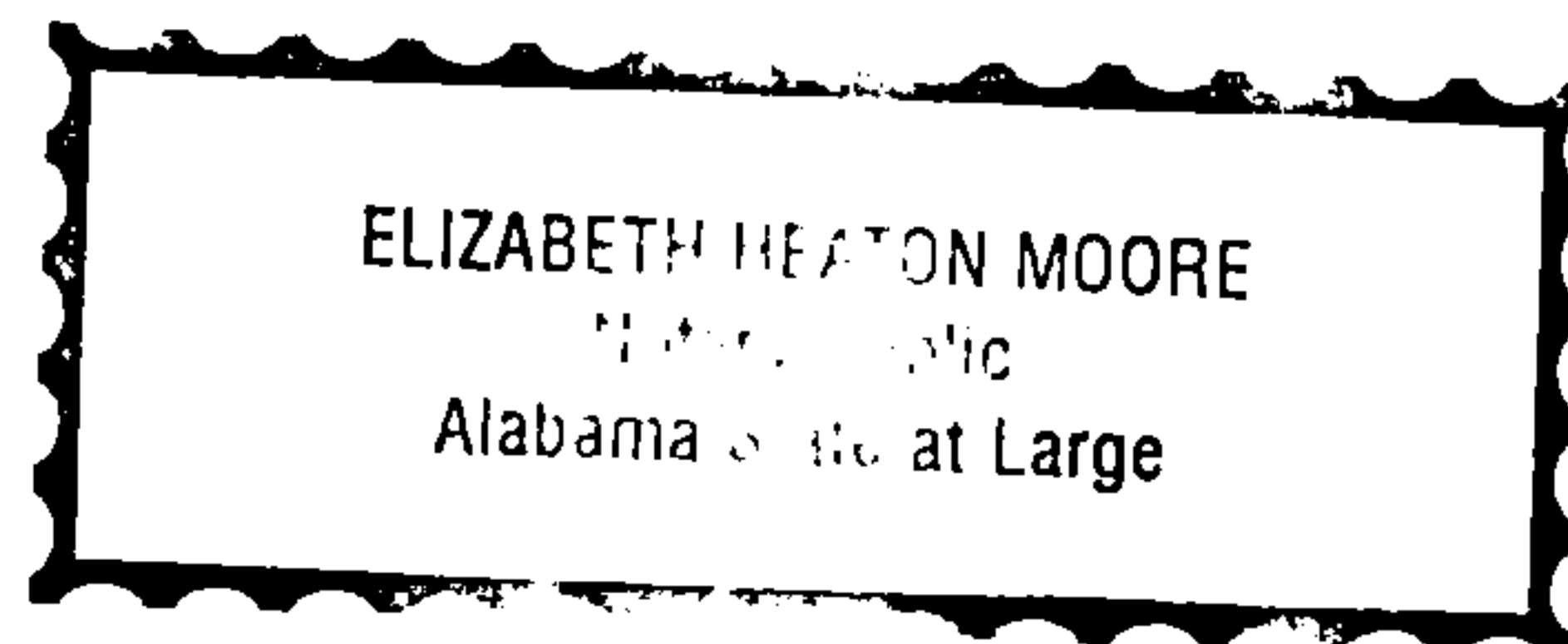
I, the undersigned Notary Public in and for said County and State, hereby certify that **Adam McBride** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of June, 2024.

Notary Public

Print Name: Elizabeth H. Moore

My Commission Expires: 11/30/27



APPRAISED VALUE: \$156,220



20240621000186640 3/4 \$187.50
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EXHIBIT "A" LEGAL DESCRIPTION

20080616000243130 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
06/16/2008 09:28:46AM FILED/CERT

- (1) **Parcel I** - A parcel of land being part of Lot 4, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 4, Block 6;

thence South 2 degrees 32 minutes 57 seconds East; 17.00 feet along the East side of said Block;
thence North 78 degrees 11 minutes 43 seconds West, 79.15 feet;
thence North 83 degrees 31 minutes 19 seconds East, 52.59 feet to the Northerly line of Lot 4,
thence South 78 degrees 07 minutes 37 seconds East, 25.00 feet to the point of beginning.

- (2) **Parcel II** - A parcel of land being part of Lots 5 and 6, Block 6, Squire's Map of Helena as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6;

thence North 2 degrees 32 minutes 57 seconds West, 176.00 feet along the East side of said Block;
thence North 78 degrees 11 minutes 43 seconds West, 65.00 feet to the point of beginning;
thence continue North 78 degrees 11 minutes 43 seconds West, 135.00 feet;
thence South 2 degrees 32 minutes 57 seconds East, 47.00 feet;
thence North 81 degrees 32 minutes 37 seconds East 131.48 feet to the point of beginning.

- (3) **Parcel III** - A parcel of land being a part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 4, Block 6;

thence South 2 degrees 32 minutes 57 seconds East, 17.00 feet to the point of beginning;
thence North 78 degrees 11 minutes 43 seconds West, 200 feet to a point;
thence South 2 degrees 32 minutes 57 seconds East, 45 feet;
thence South 78 degrees 11 minutes 43 seconds East, 200 feet;
thence North to point of beginning.

- (4) **Less and Except** - A parcel of land being part of Lots 4 & 5, Block 6, Squire's Map of Helena, as recorded in Map Book 3, Page 121, Shelby County, Alabama;
more particularly described as follows:

Commence at the Southeast corner of Lot 8, Block 6;

thence North 2 degrees 32 minutes 57 seconds West, 176.00 feet along the East side of Block 6;
thence North 78 Degrees 11 minutes 43 seconds West, 200.00 feet;
thence North 2 degrees 32 minutes 57 seconds West 7.00 feet to the point of beginning;
thence North 83 degrees 31 minutes 19 seconds East, 117.35 feet;
thence North 78 degrees 11 minutes 43 seconds West, 120.85 feet;
thence South 2 degrees 32 minutes 57 seconds East, 38.00 feet to the point of beginning.



20240621000186640 4/4 \$187.50
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Real Estate Sales Validation Form

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

Grantor's Name	<u>Adam McBride</u>	Grantee's Name	<u>Adam McBride and Tommie Jordan Hollyfield</u>
Mailing Address	<u>781 2nd Street</u>	Mailing Address	<u>781 2nd Street</u>
	<u>Helena, AL 35080</u>		<u>Helena, AL 35080</u>
	_____		_____
Property Address	<u>781 2nd Street</u>	Date of Sale	_____
	<u>Helena, AL 35080</u>	Total Purchase Price \$	_____
	_____	or	_____
	_____	Actual Value \$	_____
		or	_____
		Assessor's Market Value \$	<u>158,220.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Assessor's current value under Parcel #
<input type="checkbox"/> Closing Statement	<u>13 5 15 3 003 006.000</u>

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 6/18/2024

Unattested

(verified by)

Print Adam McBride

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1