

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

**STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO
SURVIVOR**

SEND TAX NOTICES TO:

7488 Hwy 55
Wilsonville AL 35866

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Five Hundred Forty-Nine Thousand Nine Hundred and 00/100 (\$549,900.00) Dollars and other valuable considerations to the undersigned GRANTOR, **WILDCAT CONSTRUCTION LLC, A LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE, **ERIC ADAMS and TRACEY ADAMS**, the receipt whereof is acknowledged, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES in fee simple, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN WESTWARDLY ALONG THE NORTH LINE OF SAID 1/4-1/4 FOR A DISTANCE OF 439.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE 439.99 FEET TO A POINT ON A EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 55; THENCE TURN AN ANGLE TO THE LEFT OF 86 DEGREES 01 MINUTE 54 SECNDS AND RUN ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 93 DEGREES 57 MINUTES 16 SECONDS FOR A DISTANCE OF 444.53 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 88 DEGREES 38 MINUTES 24 SECONDS FOR A DISTANCE OF 99.90 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20220912000354490.

Easement granted to Alabama Power Company recorded in Instrument No. 20220909000352150 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: \$445,419.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns in fee simple forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, we have, hereunto set our hands and seals, this the 1 day of July, 2024.

WILDCAT CONSTRUCTION LLC

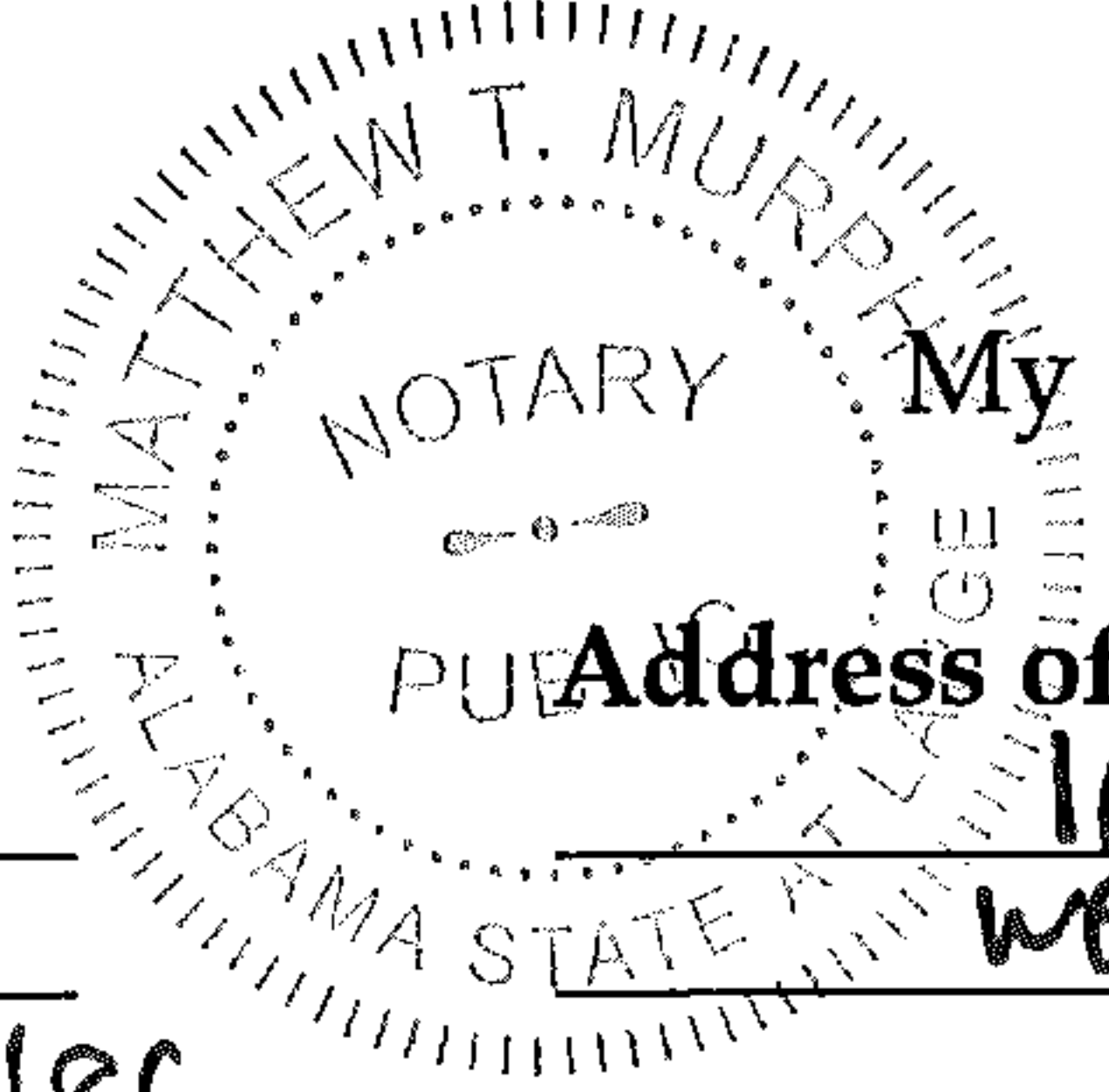
BY: JOSH BRASHER
ITS: MANAGING MEMBER

STATE OF ALABAMA

COUNTY OF SHELBY

I, a Notary Public, in and for said County, in said State, hereby certify that
Josh Brasher by **JOSH BRASHER, MANAGING**
MEMBER OF WILDCAT CONSTRUCTION LLC 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, as such officer and with full authority and power, executed
 the same as and for the act of on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2024.


 NOTARY PUBLIC
 My Commission Expires: 12-3-2025

Address of Grantee: 7488 Hwy 55
Wilsonville, AL 35186

Address of Grantor: 16508 Hwy 280
Westover, AL 35147

Property Address: 7488 Highway 55
Wilsonville, AL 35186

Real Value: \$549,900.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2024 02:30:54 PM
 \$132.50 PAYGE
 20240702000200680

Alvin S. Beal