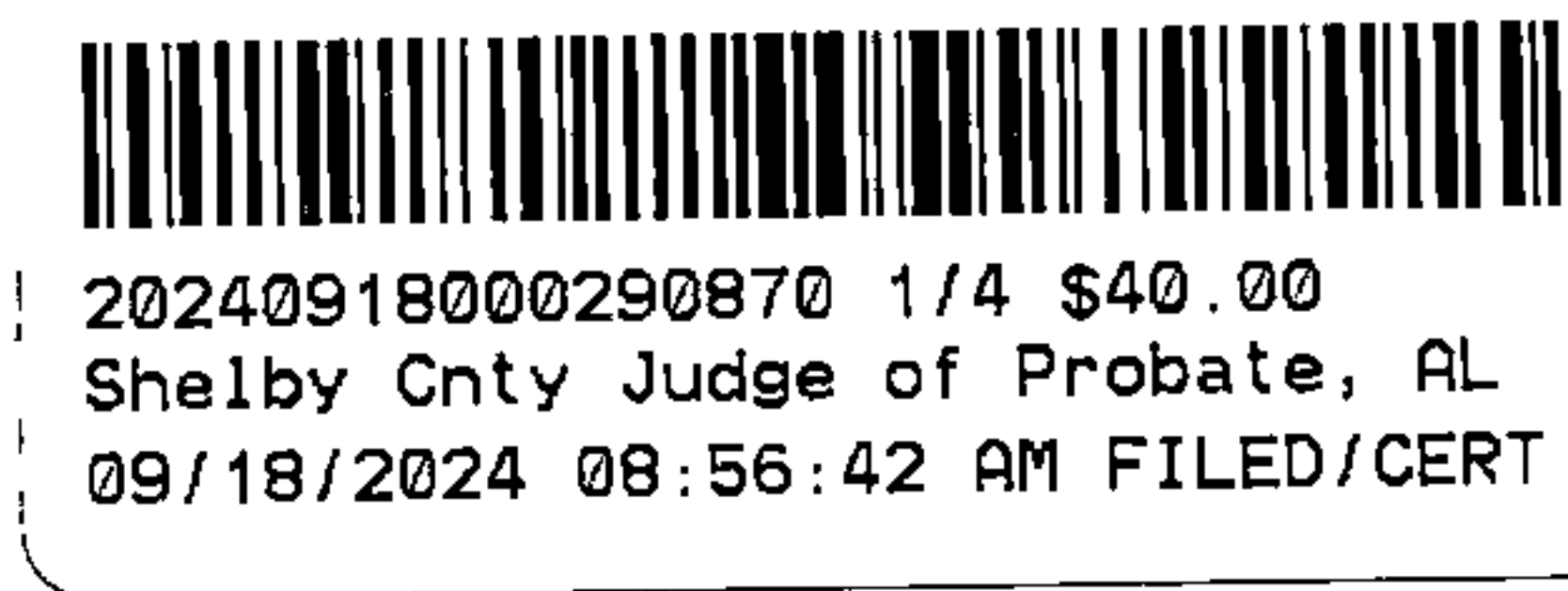


Send Tax Notice to:
John W. Adams
Alexandria A. McCarter
1424 Alexander Court
Alabaster, AL 35007

This instrument was prepared by:
Ellis, Head, Owens & Justice
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051



WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollars (\$1.00), and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **THELMA L. ADAMS**, an unmarried person (herein referred to as Grantor), do grant, bargain, sell and convey unto **JOHN W. ADAMS** and **ALEXANDRIA A. MCCARTER** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

Taxes for 2024, and subsequent years, easements, restrictions, rights-of-way, and permits of record.

The above described property does not constitute any part of the homestead of the Grantor.

Martha Adams died in May 2021.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of September, 2024.

Thelma L. Adams

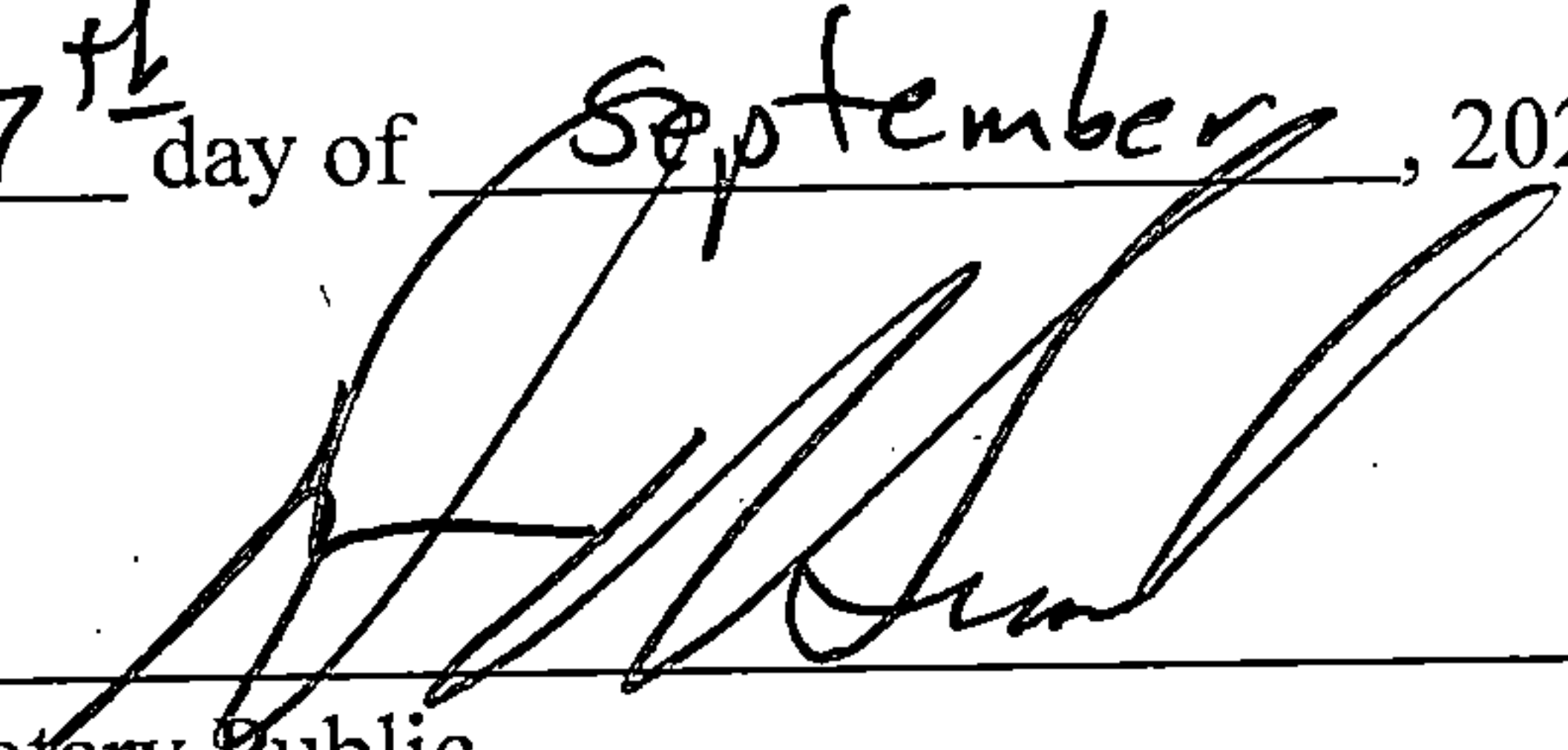
Shelby County, AL 09/18/2024
State of Alabama
Deed Tax: \$9.00

STATE OF ALABAMA)
SHELBY COUNTY)

20240918000290870 2/4 \$40.00
Shelby Cnty Judge of Probate, AL
09/18/2024 08:56:42 AM FILED/CERT

I, the undersigned, a notary public in and for said County, in said State, hereby certify that
Thelma L. Adams, an unmarried person, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2024.



Notary Public

My Commission Expires: 12/9/2024

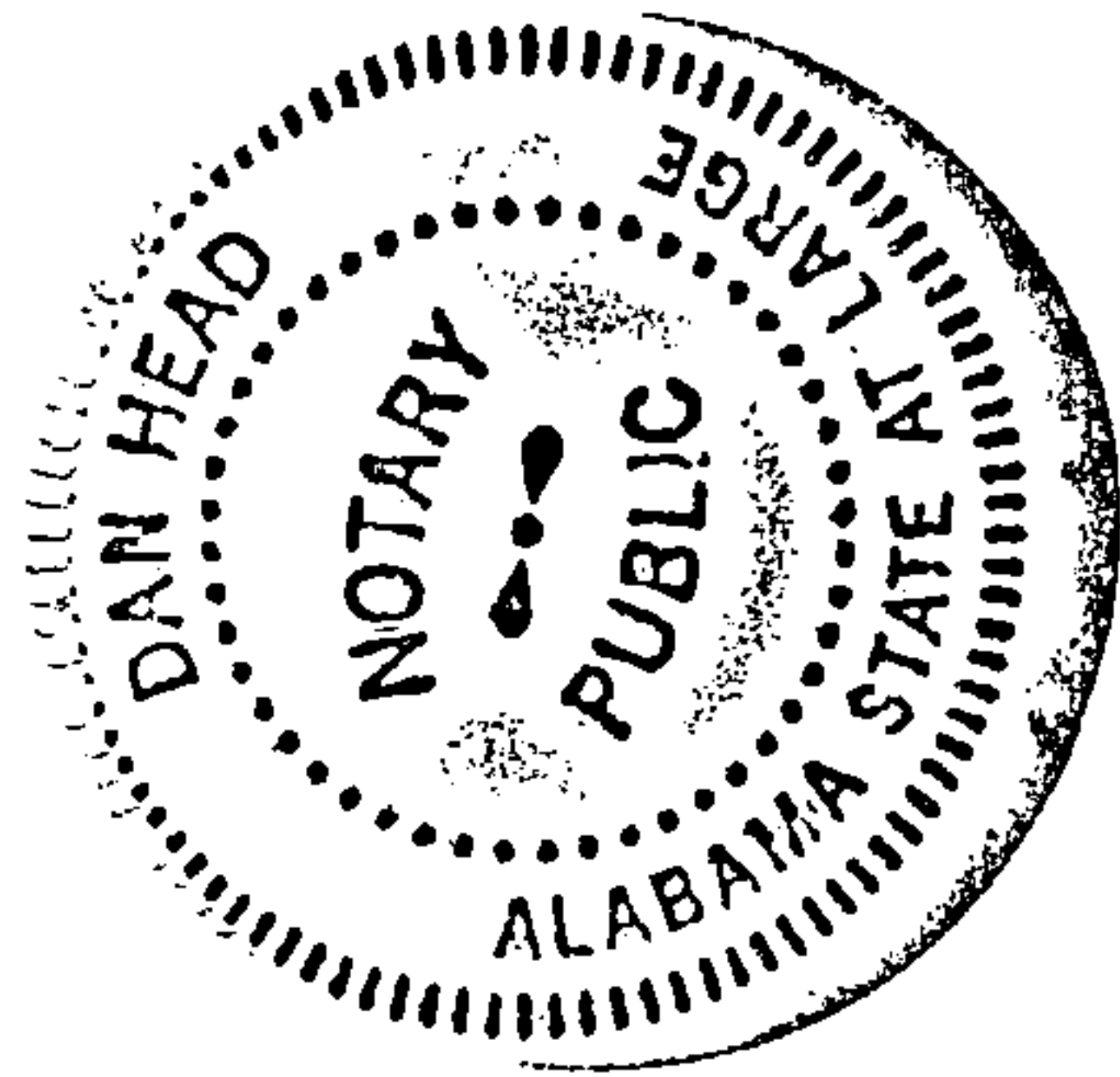


Exhibit "A"



20240918000290870 3/4 \$40.00
Shelby Cnty Judge of Probate, AL
09/18/2024 08:56:42 AM FILED/CERT

Commence at the Southwest corner of SW 1/4 of SW 1/4 of Section 36, Township 21, Range 1 West and run thence North 85 degrees East 2010 feet to center of the L & N Railroad right-of-way; thence along same North 23 degrees 30 minutes West 1819 feet; thence turn left in a Westerly direction along the North line of the land deeded to Harris Gordon, and the South line of said property a distance of 1061.2 feet to a starting point; thence continue along this same line a distance of 283.8 feet, more or less, to the West forty acre line of said property; thence North along said forty acre line a distance of 302 feet; thence East along the South line of the property conveyed to Porter Jones, Jr., and Ed Jones, and Florence Lollar a distance of 283.8 feet, more or less; thence South and parallel to the West line of said property a distance of 312 feet, more or less, to the point of beginning. This parcel contains two acres more or less.

Real Estate Sales Validation Form

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

Grantor's Name Thelma Adams
Mailing Address 606 Sykes Street
Pelham, AL 35124

Grantee's Name John W. Adams
Mailing Address 1424 Alexander Court
Alabaster, AL 35007

Property Address To wit:
180 Walker Nelson Rd.
Columbiana, AL 35051

Date of Sale 9/17/2024

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 8,600

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
☒ Other

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 9/17/2024

Print John W Adams

Sign

John W Adams
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

20240918000290870 4/4 \$40.00
Shelby Cnty Judge of Probate, AL
09/18/2024 08:56:42 AM FILED/CERT

