

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Clint Waggoner
2504 Blackridge Cove
Hoover, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION AND 00/100 Dollars (\$1,000,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Deborah Lynn Adam Seale, Personal Representative of The Estate of James William Adams, Shelby County, Alabama, Probate Case 2023-000473

(hereinafter referred to as “Grantor”) does grant, bargain, sell and convey unto

Clint Waggoner and Leah Waggoner

(hereinafter referred to as “Grantee”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the corner of the SE ¼ of the NE ¼ of Section 23, Township 22 South, Range 2 West, Shelby County Alabama; thence run N 00°28’00” W for 1295.25’ to a ½” rebar on the Southerly right of way line of a 100 foot railroad right of way; thence run N 60°53’22” E, along said right of way line for 1509.32’ to a ½” rebar on the East line of the NE ¼ of the NE ¼; thence run S 00°20’42” E for 740.51’ to a crimp pipe being the SE corner of said NE ¼ of the NE ¼; thence run S 00°28’14” E, along the East line of the SE ¼ of the NE ¼ for 1349.74’ to a 1” open pipe, being the SE corner thereof; thence run S 00°17’03” E, along the east line of the NE 1/4 of the SE ¼ for 704.66’ to a 1” open pipe; thence run S 89°01’26” W for 1287.87’ to a crimp pipe on the Easterly right of way line of Shelby County Highway 301; thence run N 46°33’29” W, along said right of way line for 213.39’ to a iron, thence with the following courses, along a fence run N 82°27’44” E for 160.00’; thence run N 65°00’45” E for 85.12’; thence run N 14°03’21” E for 105.44’; thence run N 19°18’23” E for 65.50’; thence run N 59°07’06” E for 95.72’; thence run N 79°01’15” E for 99.67’; thence run N 40°07’44” W for 271.52’; thence run N 77°33’37” W for 68.81’ to a iron; thence run S 61°37’10” W for 76.69’ to a iron; thence run N 30°58’56” W for 103.17’ to a iron; thence run N 88°54’16” W for 511.54’ to the Point of Beginning of a curve to the left, having a central angle of 48°40’03” and a radius of 165.00’; thence run along the arc of said curve for 140.15’; thence run S 42°25’41” W for 12.44’ to a point on the Northeasterly right of way line of Shelby County Highway 301; thence run N 47°20’09” W, along said right of way line for 70.00’; thence run along said right of way line N 51°21’33” W for 146.14’; thence departing said Highway 301, thence along the North line of the NW ¼ of the SE ¼ of said Section 23, run S 88°54’16” E for 808.588’ to the Point of Beginning.

Said legal description from boundary survey completed by S.M. Allen, Job No. 17159, on January 29, 2025 and attached hereto as Exhibit “A.”

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) right of way to Alabama Power Company as recorded in Instrument 20221024000399380;
 - (4) easement for ingress/egress and utilities as established on the plat of Adams South Subdivision as recorded in Map Book 58 Page 78.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 31st day of January, 2025

The Estate of James William Adams, deceased, Shelby County, Alabama Probate Case 2023-000473

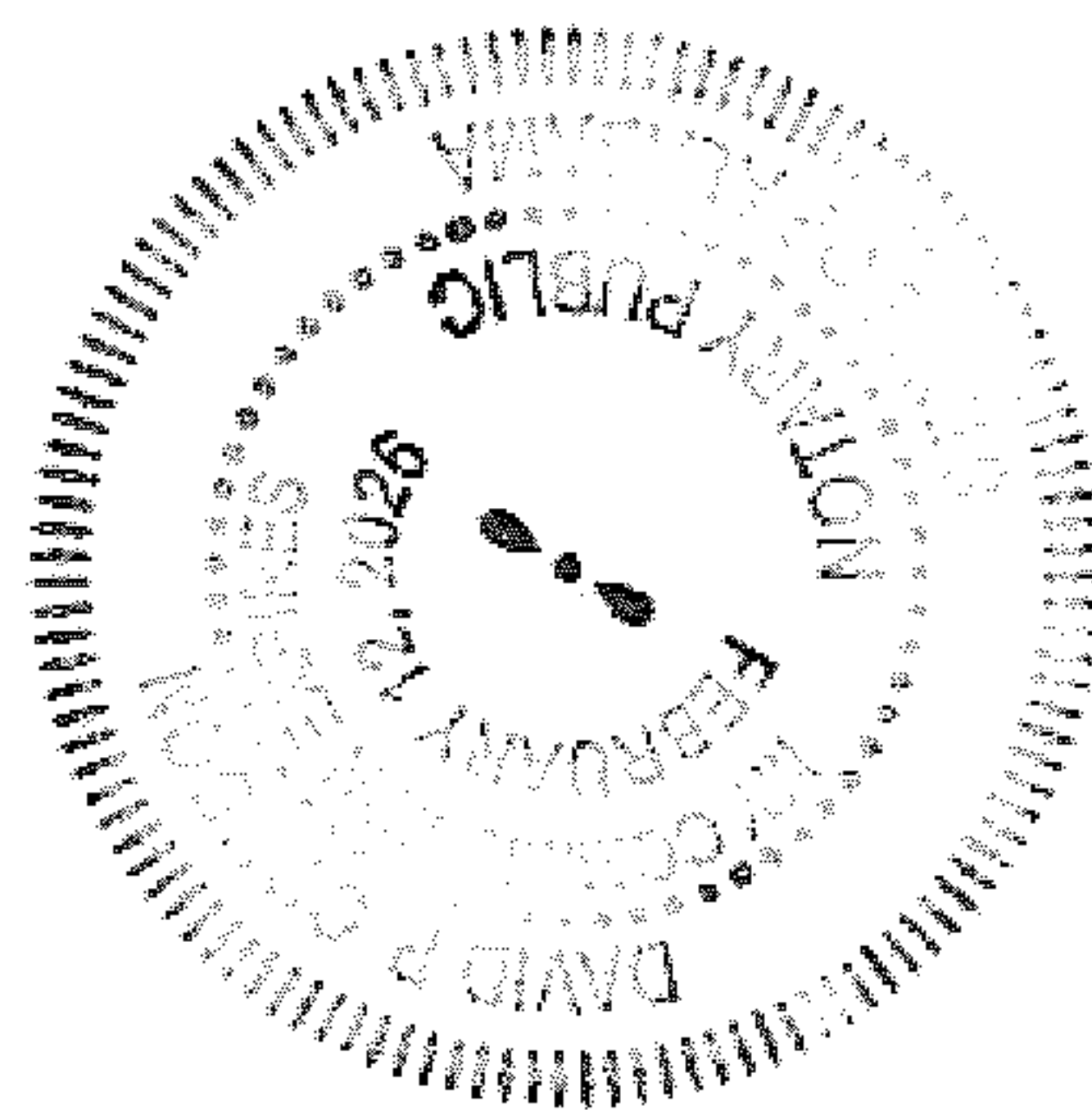
By: Deborah Lynn Adam Seale
Deborah Lynn Adam Seale, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Deborah Lynn Adam Seale, Personal Representative of The Estate of James William Adams, deceased, Probate Case 2023-000473 Shelby County, Alabama 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, in her capacity as Personal Representative, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Deborah Lynn Adam Seale, Personal Representat of The Estate of James William Adams, Probate (2023-000473	Grantee's Name	Clint Waggoner and Leah Waggoner
Mailing Address	1916 Hwy. 70 Columbiana, Al. 35051	Mailing Address	2504 Blackridge Cove HATVER, AL 35244
Property Address	343 County Road 301 Calera, AL 35040	Date of Sale	1/31/25
		Total Purchase Price	\$1,000,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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 type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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	1/31/25	Print	David Gordon
<input type="checkbox"/> Unattested	(verified by)	Sign	Clint Waggoner (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2025 12:35:12 PM
\$1031.00 BRITTANI
20250207000038290

Form RT-1

Alvin S. Boyd