



20250212000042790 1/4 \$216.50
Shelby Cnty Judge of Probate, AL
02/12/2025 10:59:25 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: Mafus R. Bird, Jr. 2411 Annesley Dr. Pell City, AL 35128
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STATE OF ALABAMA)
COUNTY OF SHELBY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Eighty Five Thousand One Hundred Ninety Two and No/100 Dollars, (\$185,192.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Michael W. Adams and wife, Lisa M. Adams** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Mafus R. Bird, Jr.** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Tract 5, according to the Survey Cedar Grove Estates, as recorded in Map Book 7, Page 91, in the Probate Office of Shelby County, Alabama. Except the West 17.65 feet of subject property.

Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

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 successors and assigns, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$185.50



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 29 day of January, 2025.

Peter Newport
Witness

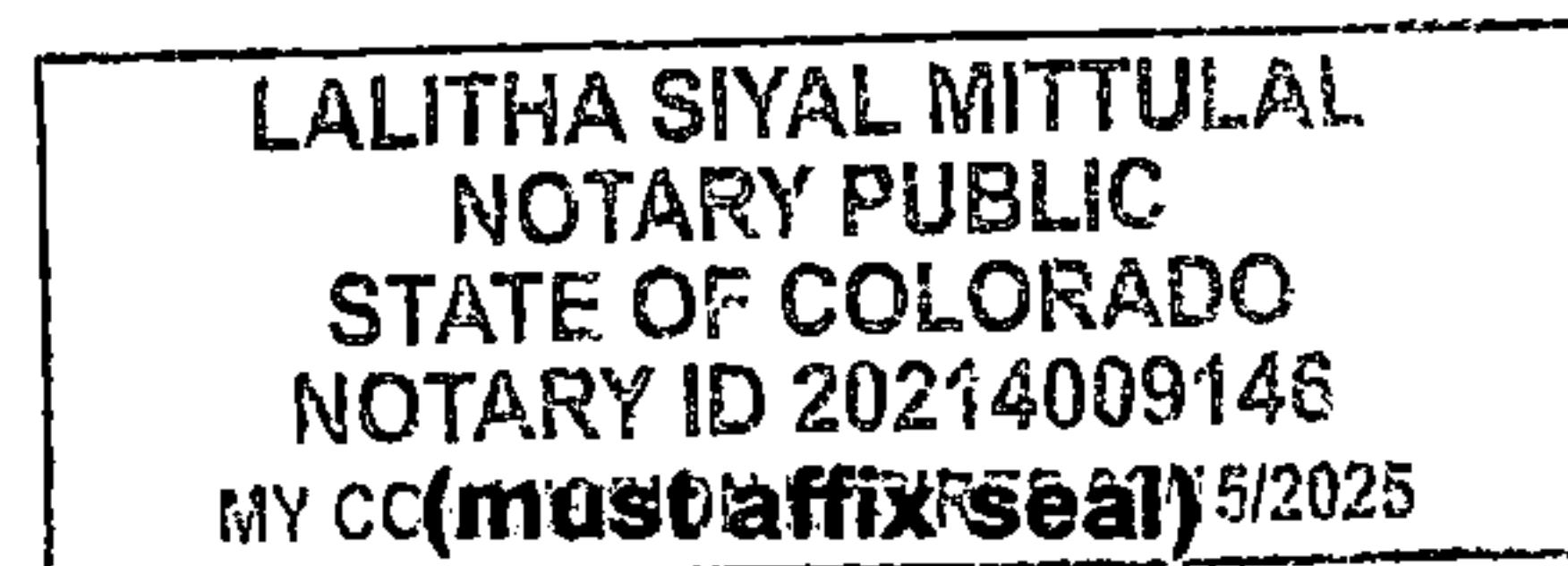
Michael W. Adams
Michael W. Adams

STATE OF COLORADO
COUNTY OF Douglas

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael W. Adams, a married man, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of January, 2025.

Lalitha Syal Mittulal
NOTARY PUBLIC
My Commission Expires: 03-15-2025



IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 30th day of January, 2025.

Kathryn F Stratis
Witness

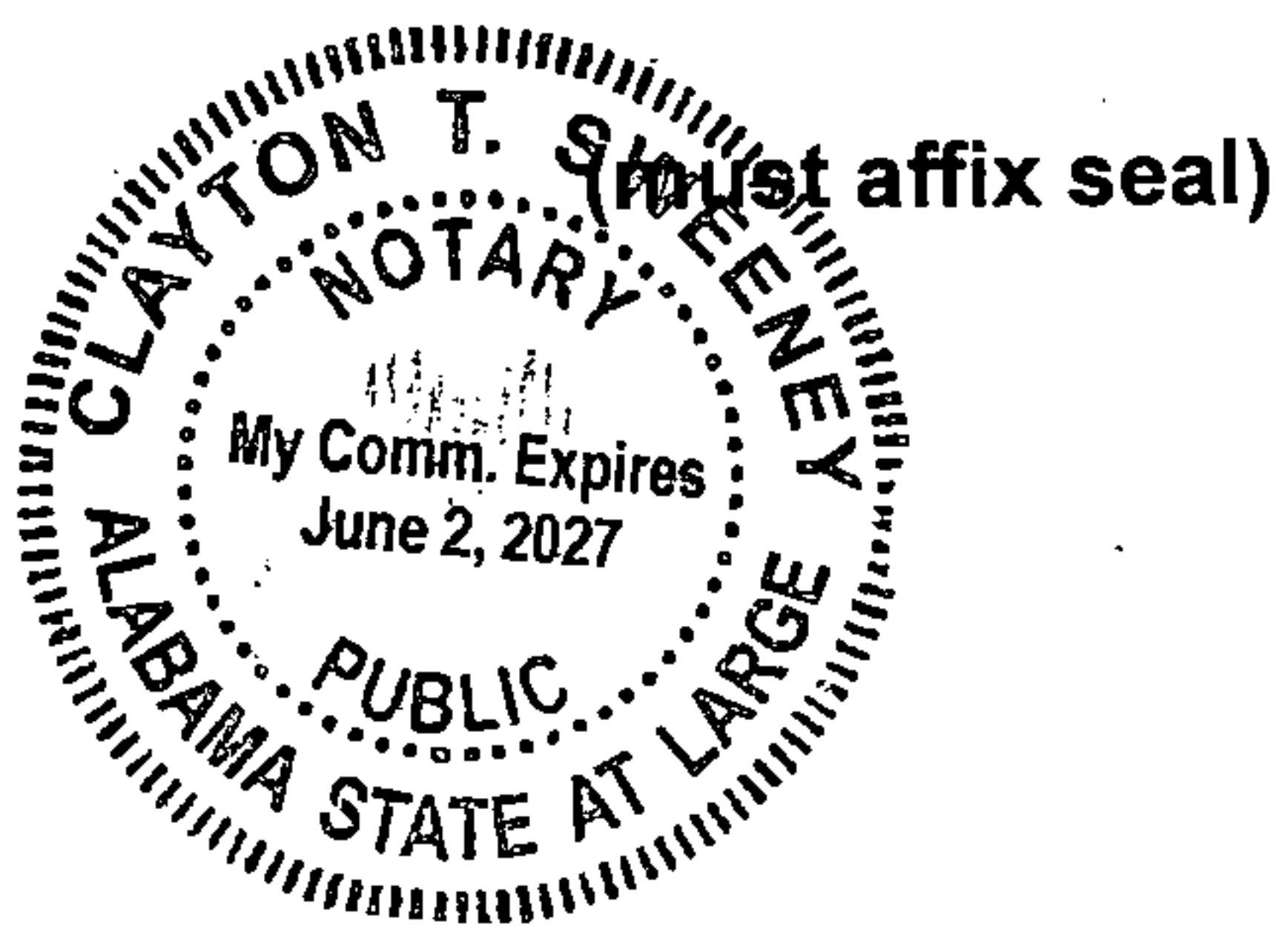
Lisa M. Adams
Lisa M. Adams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lisa M. Adams, a married woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2025.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2027



Real Estate Sales Validation Form

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

Grantor's Name Michael W. Adams
Lisa M. Adams

Grantee's Name Mafus R. Bird, Jr.

Mailing Address 9521 Dolton Way
Highlands Ranch, CO 80126

Mailing Address 2411 Annesley Dr
Pell City, AL 35128

Property Address Tract 5 Highway 438
Westover, AL 35147

Date of Sale January 31, 2025

Total Purchase Price \$ 185,192.00

or

Actual Value \$

or

Assessor's Market Value \$



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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 _____

Print Clayton T. Sweeney, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one