

THIS INSTRUMENT WAS PREPARED BY:

John E. Medaris
230 Bearden Road
Pelham, AL 35124

SEND TAX NOTICE TO:

****Title not Examined****



20250317000078930 1/2 \$44.50
Shelby Cnty Judge of Probate, AL
03/17/2025 12:06:53 PM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten thousand dollars (\$10,000.00) and other good and valuable considerations to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I **JESSIE PEARL ADAMS**, (herein referred to as Grantor, whether one or more), grant, bargain sell and convey unto **JESSIE PEARL ADAMS AND MICHAEL WAYNE CARLEE** (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4, Block 1, according to map of Thomas ' Addition of the Town of Aldrich, drawn o December 9, 1943, and recorded at Map Book 3, page 52, in the Office of Probate of Shelby County, Alabama o February 23, 1944, containing approximately .51 acres and also known as Dwelling #37 of the former Montevallo Coal Mining Company.

This land is a part of that land conveyed in warranty deed dates 17 January 1972 and recorded 25 January 1972 at book 272, page 228 of the Shelby County Probate Records.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

Property is subject to any and all agreements, easements, restrictions, and/or limitations of probated record and/or applicable law.

TO HAVE AND TO HOLD, to the said GRANTEES, his/her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 17 day of March, 2025.


JESSIE PEARL ADAMS

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **JESSIE PEARL ADAMS** whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of March, 2025.

Shelby County, AL 03/17/2025
State of Alabama
Deed Tax: \$19.50


Notary Public
Commission Exp: 3/18/28

Real Estate Sales Validation Form

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

Grantor's Name Jessie Adams
Mailing Address 81 Emfinger Road
Montevallo, AL 35115

Grantee's Name Jessie Adams & Michael Carlee
Mailing Address 109 Meadowgreen Road
Montevallo, AL 35115

Property Address 81 Emfinger Road
Montevallo, AL 35115

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 38,070

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 1/2 \$19,035

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 a

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 3-17-25

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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