

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:

JR ADAMS INVESTMENTS, LLC

~~PO BOX 824~~ 374 Upperhead RD
HELENA AL 35080

Maylene S

Know all men by these presents:

That in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$ 180,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ADAMS HOLDINGS LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: JR ADAMS INVESTMENTS, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 78, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PROPERTY ADDRESS: 2009 JACKSON LANE, HELENA, AL 35080

Subject to Easements, Restrictions and rights of way of record.

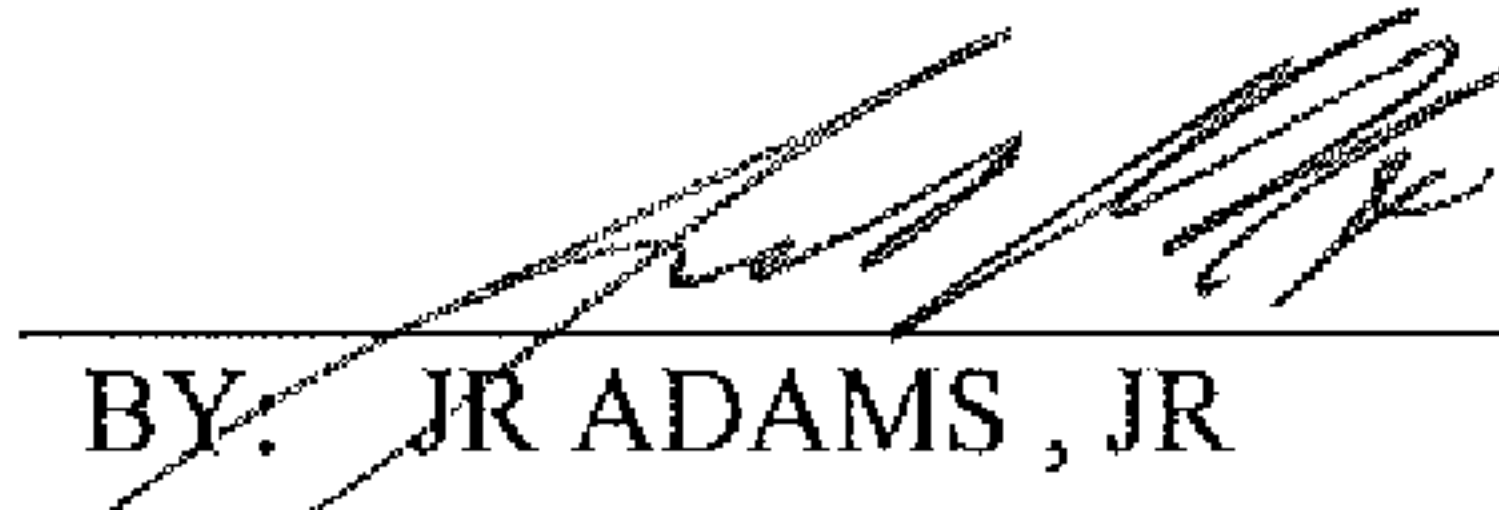
Subject to Mineral and Mining rights of record.

\$177,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, 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 the said GRANTEES, 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 noted 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 13th day of May, 2025

ADAMS HOLDINGS, LLC


BY: JR ADAMS, JR
TTS: MANAGING MEMBER

STATE OF Alabama
COUNTY Jefferson

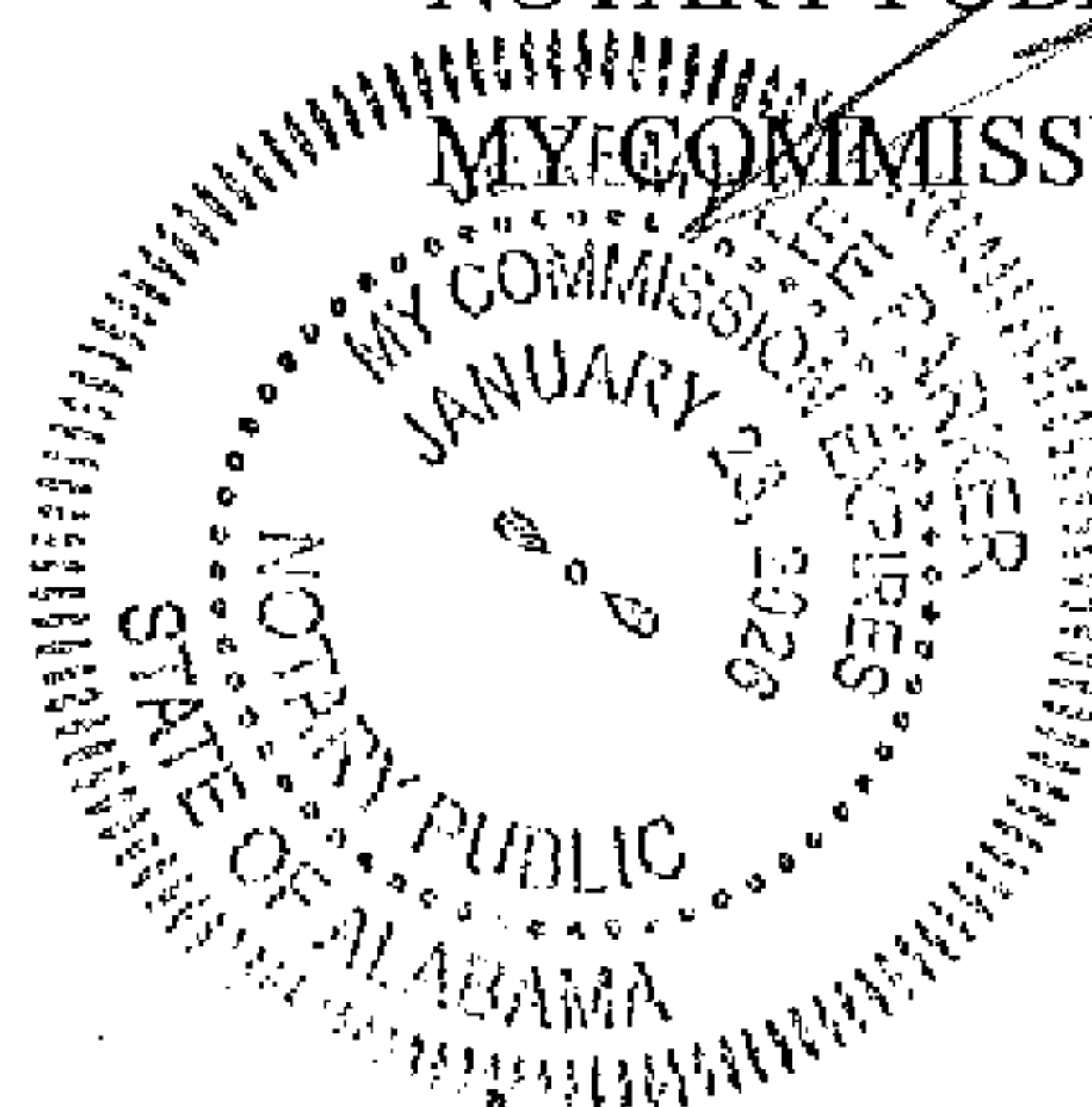
General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that JR ADAMS JR whose name as MANAGING MEMBER of ADAMS HOLDINGS LLC, a limited liability company, 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, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 13th day of May, 2025


NOTARY PUBLIC
MY COMMISSION EXPIRES:

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	ADAMS HOLDINGS LLC	Grantee's Name	JR ADAMS INVESTMENTS, LLC
Mailing Address	PO BOX 824 <u>374 Copperhead Rd</u> <u>Helena, AL 35080</u> <u>Maylene 38</u>		PO BOX 824 <u>374 Copperhead Rd</u> <u>HELENA AL 35080</u> <u>Maylene 38</u>
Property Address	<u>2009 Jackson Lane</u> <u>Helena, AL 35080</u>	Date of Sale	May 13, 2025
		Total Purchase Price	\$ 177,000.00
		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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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.

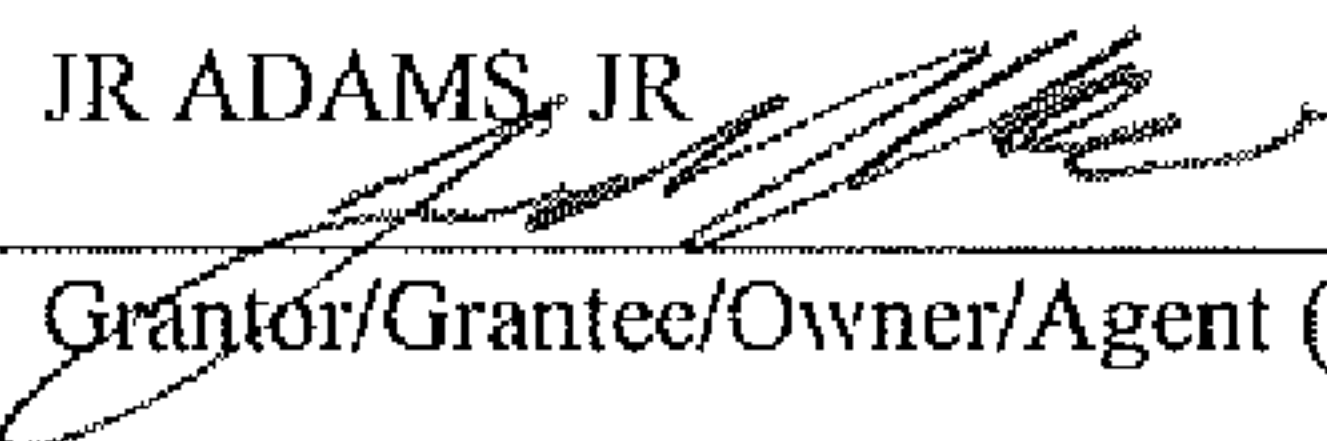
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: 05/13/2025

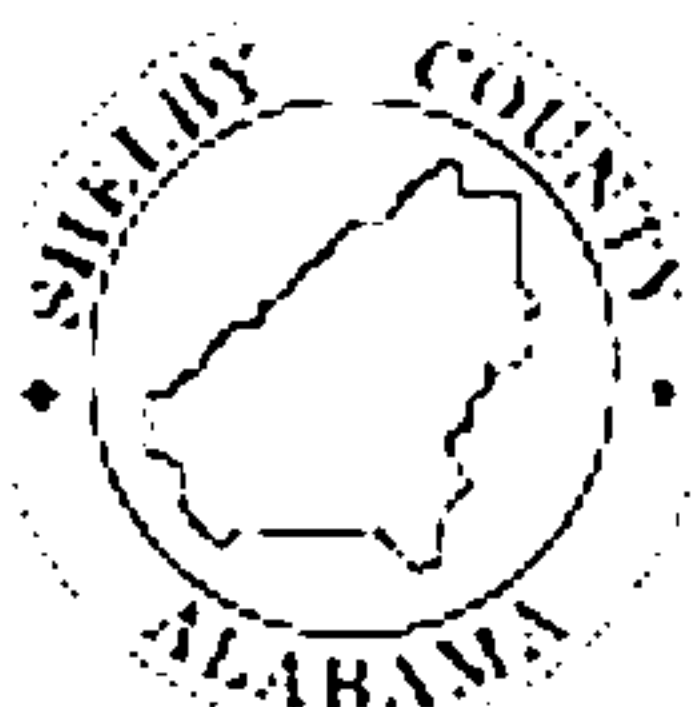
Print JR ADAMS JR

Sign: 

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2025 08:21:10 AM
\$31.00 BRITTANI
20250530000164620

Allen S. Bayl