

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, KATHY ADKINS AS TRUSTEE OF THE TOMMIE LANGSTON IRREVOCABLE TRUST DATED 10/3/2018 the undersigned Grantor, do grant, bargain, sell and convey my interest to KATHY ADKINS the Grantee in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 32, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 25, PAGE 53, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject existing covenants and restrictions, easements, building lines and limitations of record.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with

said real property, and that it is free from all encumbrances; 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 Grantee, their successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

4/28/25.

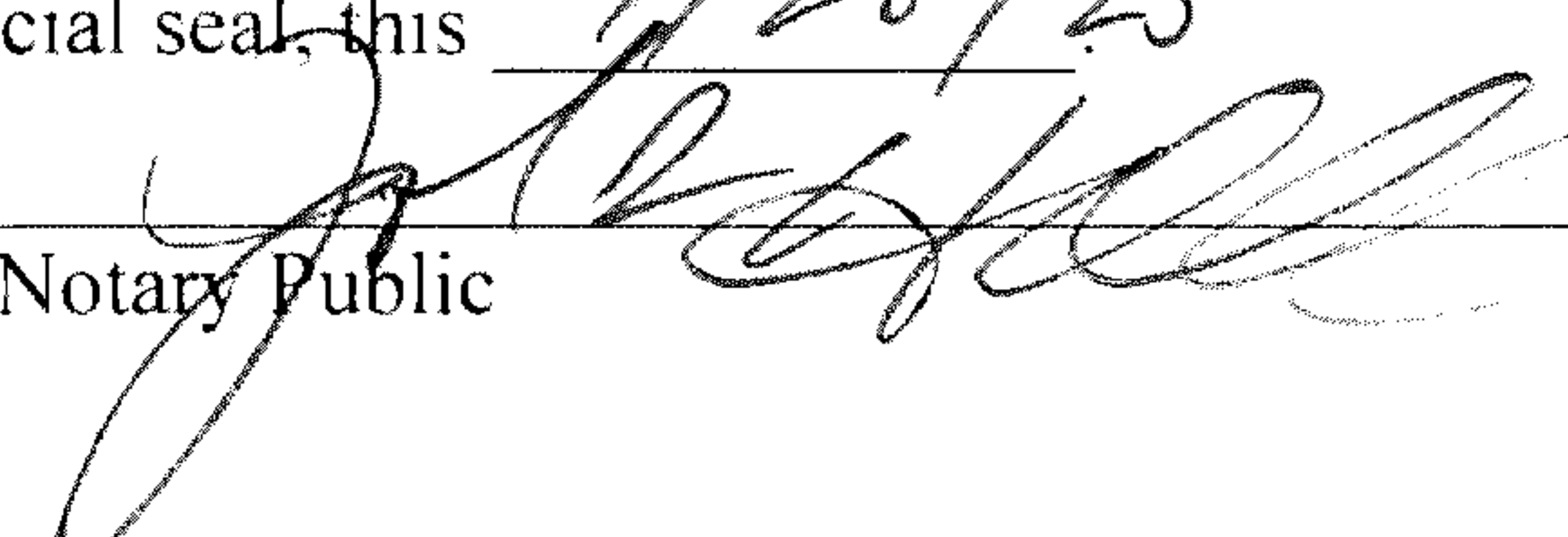
 (SEAL)
TOMMIE LANGSTON IRREVOCABLE TRUST
By: Kathy Adkins
It's: Trustee

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that KATHY ADKINS AS TRUSTEE OF THE TOMMIE LANGSTON IRREVOCABLE TRUST DATED 10/3/2018, in her capacity as such Trustee, with full authority signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

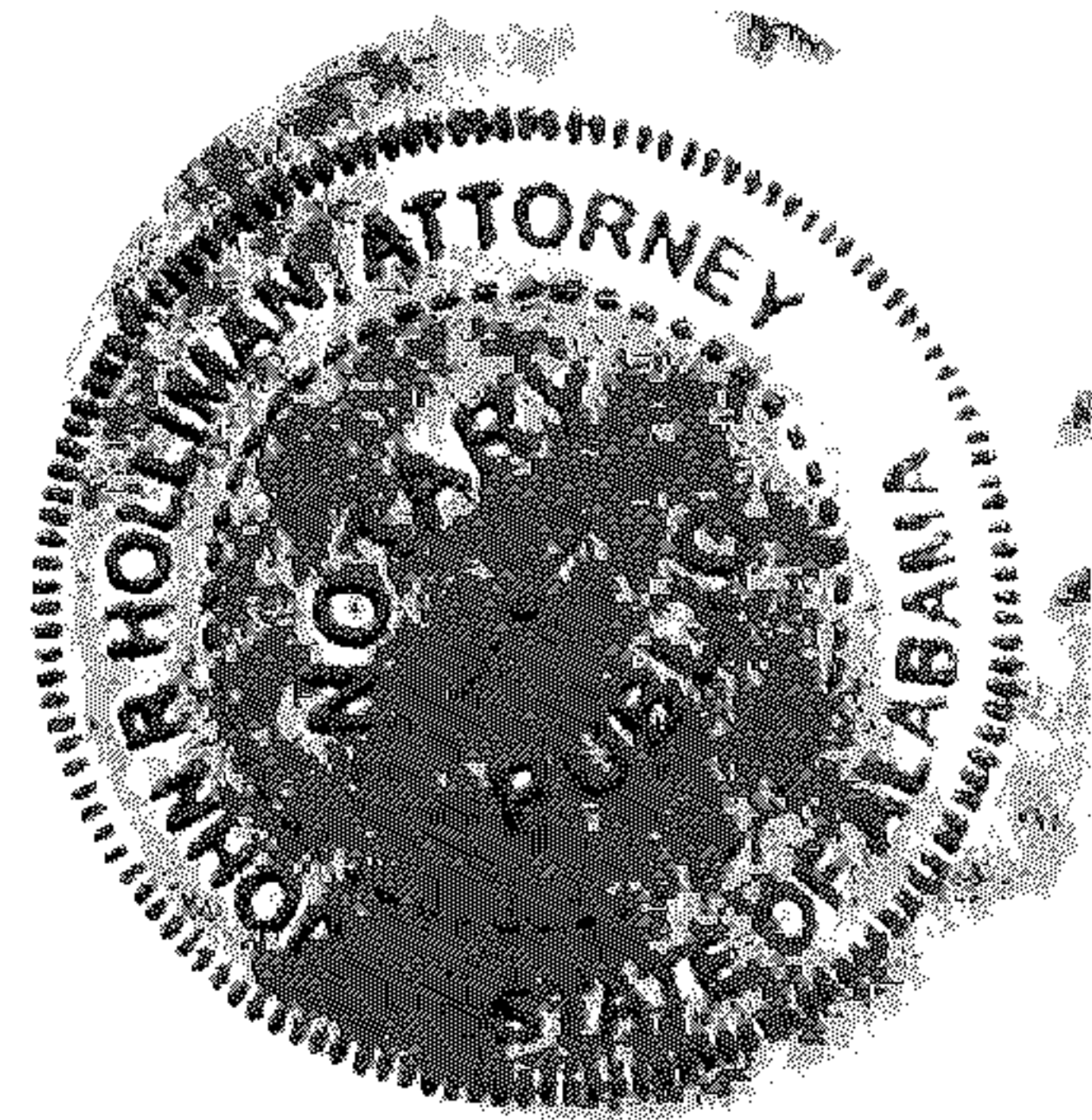
Given under my hand and official seal, this

4/28/25

Notary Public

This Instrument was Prepared By:
John Holliman, Esq.
2057 Valleydale Road
Ste 111
Hoover, AL 35244

Grantees Address to Send Tax Notice:

KATHY L ADKINS
178 CEDAR GROVE PKWY
MAYLENE, AL 35114



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

Grantor's Name Kathy Adkins Trustee of the
 Mailing Address Tommie Langston Irrevocable Trust
178 Cedar Grove Parkway
Maylene, AL 35114

Grantee's Name Kathy Adkins
 Mailing Address 178 Cedar Grove Parkway
Maylene, AL 35114

Property Address 178 Cedar Grove Parkway
Maylene, AL 35114

Date of Sale 04/28/2025
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 272,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2025 01:12:39 PM
 \$300.00 BRITTANI
 20250709000207070

Alvin S. Byrd

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
☐ 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 07/09/2025

Print Samantha Bufalo

☐ Unattested

Sign *Samantha Bufalo*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1