20250716000215850 07/16/2025 03:18:30 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Adam Cowley and Summer
Dae Clements
101 Stonecreek Place
Calera, AL 35040

STATE OF ALABAMA SHELBY COUNTY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Brittney Flores, a married woman (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Adam Cowley and Summer Dae Clements (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 5, according to the Final Plat of Stonecreek Phase 2, as recorded in Map Book 35, Page 99, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith. This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16th day of July, 2025.

Brittney Flores

STATE OF ALABAMA SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Brittney Flores**, whose name(s) is/are signed to the foregoing conveyance 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 signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of July, 2025.

Notary Public

My Commission Expires: /

1/7/20

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

Real Estate Sales Validation Form

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

File#: E-8117 Grantor's Name	Brittney Flores	Grantee's Name	Adam Cowley and Summer Dae
Mailing Address	101 Stonecreek Place		Clements
	<u>Calera, AL 35040</u>	Mailing Address	101 Stonecreek Place Calera, AL 35040
Property Address	101 Stonecreek Place	- 001	
	<u>Calera, AL 35040</u>	Date of Sale Total Purchase Price	July 16, 2025 \$210,000.00
		Or	A
		Actual Value Or	\$
		Assessor's Market Valu	le \$
.	orice or actual value claimed on this for ecordation of documentary evidence is		following documentary evidence:
Bill of Sale Appraisal			
X_Sales Contract Other:			
Closing	Statement		
•	nce document presented for recordation is form is not required.	n contains all of the requ	ired information referenced above
	Ins	structions	Y
	e and mailing address - provide the nat nt mailing address.	me of the person or perso	ns conveying interest to property
Grantee's name being conveyed	e and mailing address - provide the nated.	me of the person or perso	ns to whom interest to property is
	ess - the physical address of the proper to the property was conveyed.	ty being conveyed, if ava	ilable. Date of Sale - the date on
	price - the total amount paid for the paid for the paid instrument offered for record.	ourchase of the property, l	both real and personal, being
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.			
current use valuing proper	provided and the value must be determined uation, of the property as determined ty for property tax purposes will be using 40-22-1 (h).	by the local official charg	ged with the responsibility of
accurate. I furt	best of my knowledge and belief that the the statement that any false statemented in Code of Alabama 1975 § 40-22-	nts claimed on this form r	l in this document is true and nay result in the imposition of the
Date July 16, 2025		Print: Justin Smit	herman
Unattested		Sign	
	Filed and Recorded by)	(Grantor/Gran	tee/Owner/Agent) circle one
	Official Public Records Judge of Probate, Shelby County Alaba	ma, County	Form RT-
	Clerk Shelby County, AL		