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LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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P O Box 822
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Send Tax Notice to:
Deborah A. Seale


20251121000358590 1/3 \$43.00
Shelby Cnty Judge of Probate, AL
11/21/2025 03:55:17 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

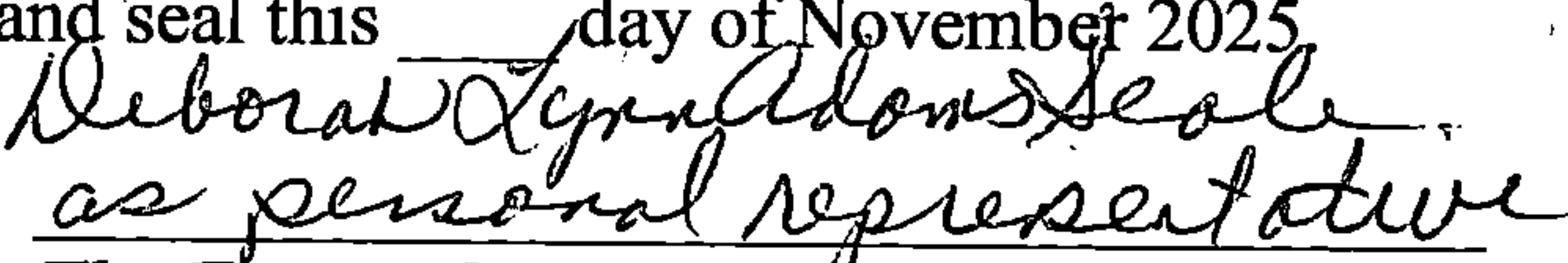
KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Estate of James William Adams, Probate Case No. 2023-000473 Shelby County, Alabama by Deborah Lynn Adams Seale as Personal Representative* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Deborah A. Seale, James Wesley Adams, and David G. Adams* (herein referred to as *Grantee*), the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

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

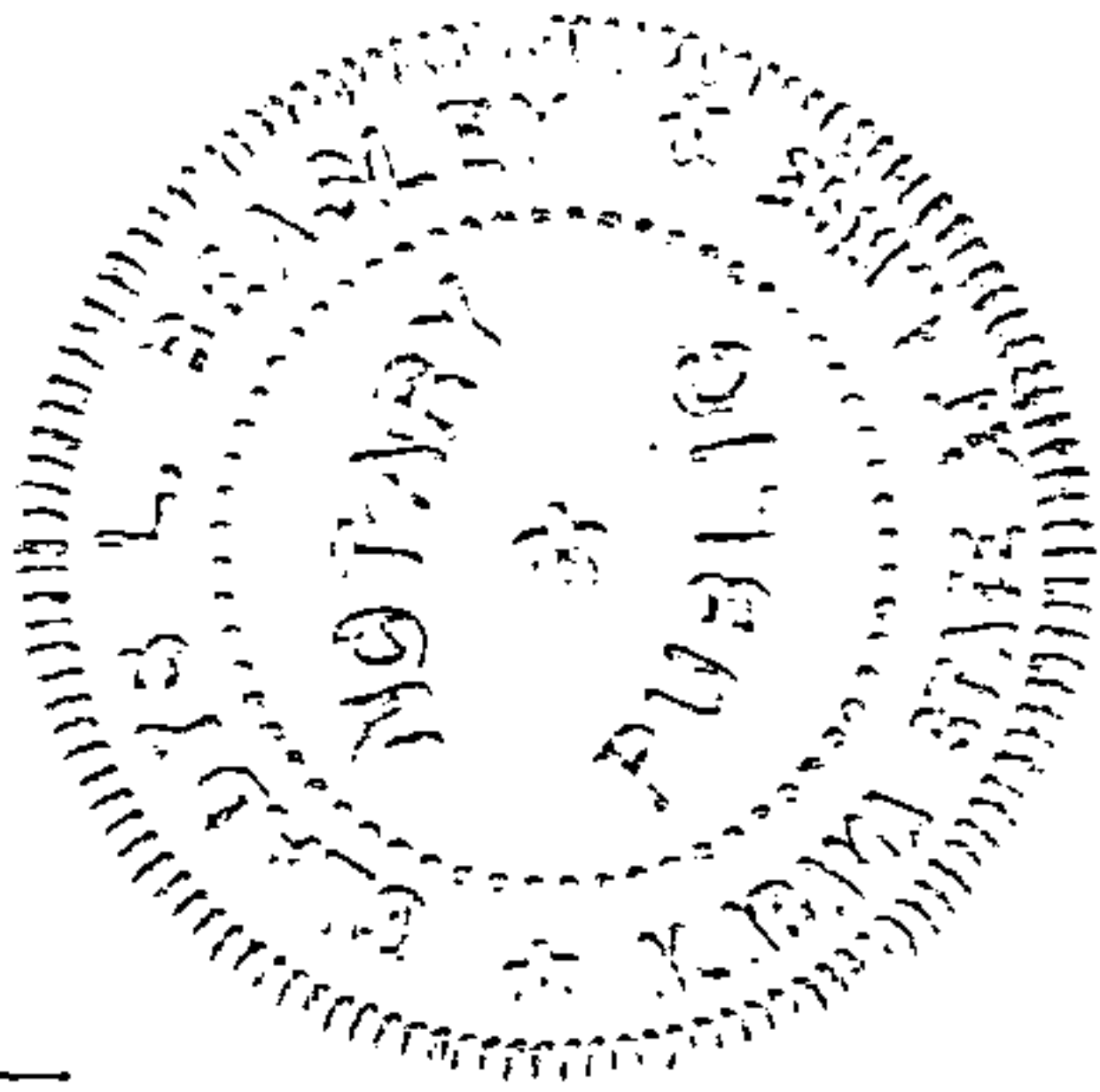
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of November 2025,

as personal representative
The Estate of James Willilam Adams
Probate Case
No. PR-2023-000473, Probate Office
Shelby County, Alabama
Deborah Lynn Adams Seale,
Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *The Estate of James Williams Adams, Probate Case No. PR-2023-000473, Probate Office, Shelby County, Alabama by Deborah Lynn Adams Seale as Personal Representative* 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of November 2025.


Notary Public
My Commission Expires **May 11, 2026**



Shelby County, AL 11/21/2025
State of Alabama
Deed Tax: \$13.00

EXHIBIT A – LEGAL DESCRIPTION



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**A parcel of land situated in the SE ¼ of Section 34, Township 21 South Range 2 West
Shelby County, Alabama, being more particularly described as follows:**

Commence at the SE corner of the SW ¼ of Section 34, Township 21 South Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°16' W along the south line of said ¼-1/4 section a distance of 190.93", thence N00°52'44" E, a distance of 1.316.15' to the southerly right-of-way of Alabama Hwy 70 thence N85°06'02' E along said right-of-way, a distance of 137.26", thence S04°53'58" E along said right-of-way a distance of 20.00", thence N85°06'02" E along said right-of-way, a distance of 223.27' to a point of curve to the left having a radius of 5.795.912" and a central angle or 01°46'17" said curve subtended by a chord bearing N84°12'54"E and a chord distance of 179.18', thence easterly along the arc of said curve and along said right-of-way a distance of 179.19; thence N06°40'16" W along said right-of-way, a distance of 15.00' to the point of curve of a non-tangent curve to the left, having a central angle of 01°09'00" at and a radius of 5,780.92' said curve subtended by a chord bearing N82°45'14"E and a chord distance of 116.03", thence easterly along the arc of said curve and along right-of-way a distance of 116.03;, thence S00°52'27" W and leaving said right-of-way, a distance of 1.384.58", thence N89°07'33"W a distance of 460.77 tp the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name James William Adams Estate
Mailing Address 339 Hwy 301
Calera AL
35040

Grantee's Name Deborah A. Seale
Mailing Address 1916 Hwy 70
Columbiana AL 35051

Property Address Var-Lone

Date of Sale _____

Total Purchase Price \$ 1

or

Actual Value \$ _____

or

Assessor's Market Value \$ 12,600.00



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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
☒ Other Name Transfer of Ownership

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 11-21-25

Unattested

(verified by)

Print Deborah Lynn Adams Seale

Sign Deborah Lynn Adams Seale

(Grantor/Grantee/Owner/Agent) circle one