

Parcel I.D. #:

Send Tax Notice To: Jennifer Truss & Michael Burns
30930 Highway 25
Wilsonville, AL 35187

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20171107000403420 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/07/2017 10:14:14 AM FILED/CERT

Know all men by these presents, that in consideration of the sum of Fifty-Eight Thousand Dollars and 00/100 (\$ 58,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Karen Elizabeth McCrea and Nelson E. McCrea, a married couple**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jennifer Kelley and Michael Burns**, hereinafter known as the GRANTEE;

Commence at the Northwest corner of a lot in Town of Wilsonville, Alabama, formerly known as the J.H. Pennington lot, and run thence in a Northeasterly direction along the East line of the Old Montgomery Public Road 123 feet to the Point of Beginning; Thence continue in a Northeasterly direction along said East line of said Old Montgomery Public Road a distance of 90 feet; Thence run Southeasterly along the south or southwest line of the Paul Smith lot a distance of 210 feet; Thence run Southwesterly parallel with the East line of said Old Montgomery Road, a distance of 90 feet, thence run in a Northwesterly direction a distance of 210 feet to the Point of Beginning, being a part of the NW 1/4 of the NW 1/4 of Section 6, Township 21, Range 2 East; being situated in Shelby County, Alabama.

Subject to any and all easements, rights of way and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was provided by the GRANTOR herein.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

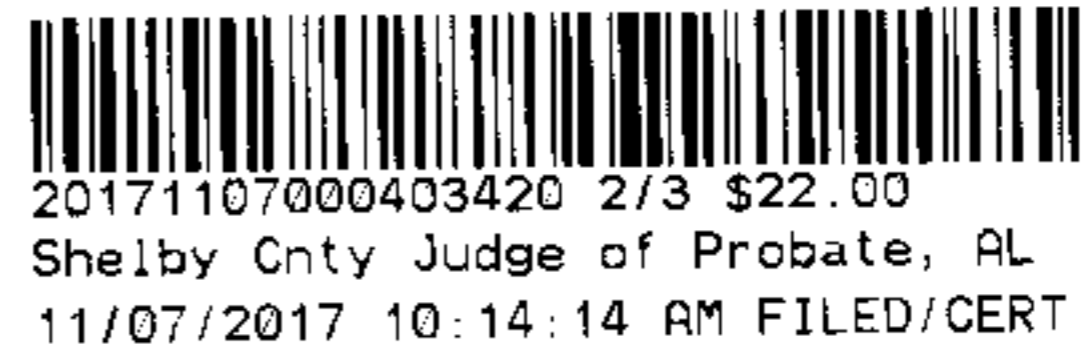
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 03 Day of Nov., 2017.

Karen Elizabeth McCrea
Karen Elizabeth McCrea
Grantor

Nelson E. McCrea
Nelson E. McCrea
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



I, the undersigned, a Notary Public in and for said State, do hereby certify that *Karen Elizabeth McCrea* and *Nelson E. McCrea, a married couple*, whose names are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me and my official seal of office, that they did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 03 Day of Nov., 2017.

[Signature]
NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name KAREN NELSON MCCREA
Mailing Address 2700 Southwind Cir
Alabaster, AL 35009

Grantee's Name Jennifer Tress ^{Kelly}
Mailing Address 30930 Hwy. 25
Wilsonville, AL

Property Address 30930 Hwy. 25
Wilsonville, AL

Date of Sale 11/3/17
Total Purchase Price \$ 50,000.-
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
- Sales Contract
- Closing Statement

- Appraisal
- Other



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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 11/3/17

Print Nelson M Crea

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)