

This Instrument was Prepared by:

Send Tax Notice To: Tracie Cranmer

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28466

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirty Thousand Dollars and No Cents (\$30,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jeanie Johnson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tracie Cranmer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.



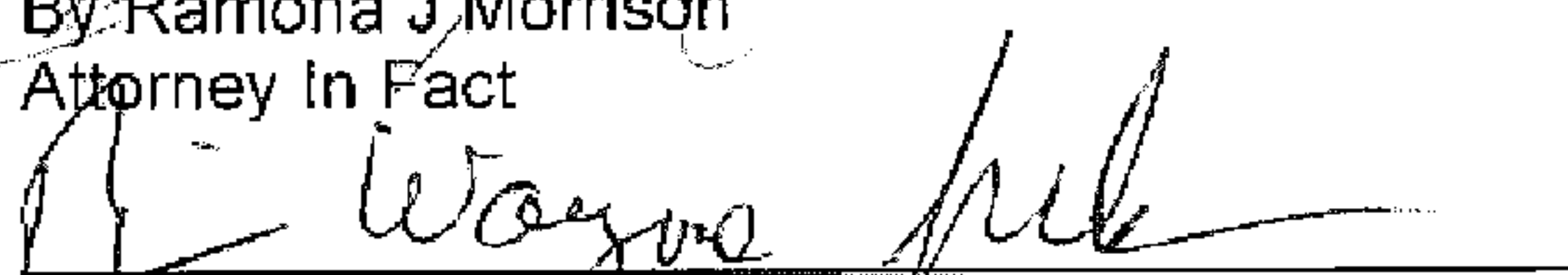
Jeanie Johnson is the surviving grantee in Inst No. 20020904000423650 and Inst No. 2002100800049010, the other grantee, Lewis W. Johnson, is deceased, having died _____.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of July, 2022.


Jeanie Johnson *by her POA's*

By: Ramona J. Morrison
Attorney In Fact

By Rickey Wayne Johnson
Attorney In Fact

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Jeanie Johnson, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 2022.



Notary Public, State of Alabama
My Commission Expires: 9-1-2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of SE 1/4 of SE 1/4, Section 2, Township 21 South, Range 1 East and run thence easterly along the North boundary of said quarter-quarter section 660 feet to the East boundary of West Half of said SE 1/4 of SE 1/4 to a point which is 160 feet North of the intersection of the East boundary of said West Half of said SE 1/4 of SE 1/4 with Alabama Highway #25; thence turn an angle of 90 degrees right and run thence 200 feet for point of beginning of the lot herein described and conveyed; thence continue in the same direction 100 feet; thence turn an angle of 90 degrees left and run to the North boundary of the right of way of Alabama Highway #25; thence Northeasterly along the North boundary of said right of way to a point South of the beginning point which is 200 feet measured at right angles from the East boundary of said West Half of said SE 1/4 of SE 1/4; thence Northerly and parallel with the East boundary of said SE 1/4 of SE 1/4 to the point of beginning. Situated in Shelby County, Alabama.

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

| | | | |
|------------------|--|-------------------------|--|
| Grantor's Name | <u>Jeanie Johnson</u> | Grantee's Name | <u>Tracie Cranmer</u> |
| Mailing Address | <u>237 Hillmeadow Cr.</u> <u>Columbiana, AL 35051</u> | Mailing Address | <u>2213 Highway 55</u> <u>Wilsonville, AL 35186</u> |
| Property Address | <u>29389 Highway 25</u> <u>Wilsonville, AL 35186</u> | Date of Sale | <u>July 15, 2022</u> |
| | | Total Purchase Price | <u>\$30,000.00</u> |
| | | or | |
| | | Actual Value | <u></u> |
| | | or | |
| | | Assessor's Market Value | <u></u> |

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)

| | |
|---------------------------|-------------------|
| <u></u> Bill of Sale | <u></u> Appraisal |
| <u>xx</u> Sales Contract | <u></u> Other |
| <u></u> 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 of 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 July 14, 2022

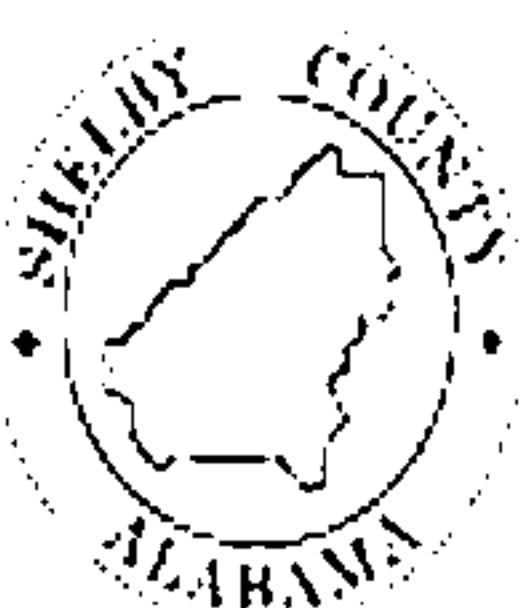
Print Jeanie Johnson

Unattested

(verified by)

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

attorney in fact



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 09:54:43 AM
\$58.00 JOANN
20220726000291790

Allen S. Bayl

Form RT-1