

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Carol G. Crowe
311 Shelby Springs Farms
Calera, AL35040

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$370,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

James T. Daffron III, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Carol G. Crowe

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 41, ACCORDING TO THE SURVEY OF SHELBY SPRINGS FARM, CAMP WINN, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 26, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY DESCRIBED AS FOLLOWS: A PARCEL OF LAND SITUATED IN THE EAST 1/2 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 1 WEST, CITY OF CALERA, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF LOT 41 LOCATED IN SHELBY SPRINGS FARMS, CAMP WINN, SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 26, PAGE 58, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 00 MINUTES 23 SECONDS WEST A DISTANCE OF 238.51 FEET, THENCE NORTH 66 DEGREES 02 MINUTES 32 SECONDS EAST A DISTANCE OF 205.78 FEET, THENCE SOUTH 25 DEGREES 02 MINUTES 13 SECONDS EAST A DISTANCE OF 228.51 FEET, THENCE SOUTH 63 DEGREES 26 MINUTES 41 SECONDS WEST A DISTANCE OF 218.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD

\$314,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29th day of September, 2023.

James T. Daffron III by J.T. Daffron IV, Attorney-In-Fact
James T. Daffron III by J.T. Daffron IV, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

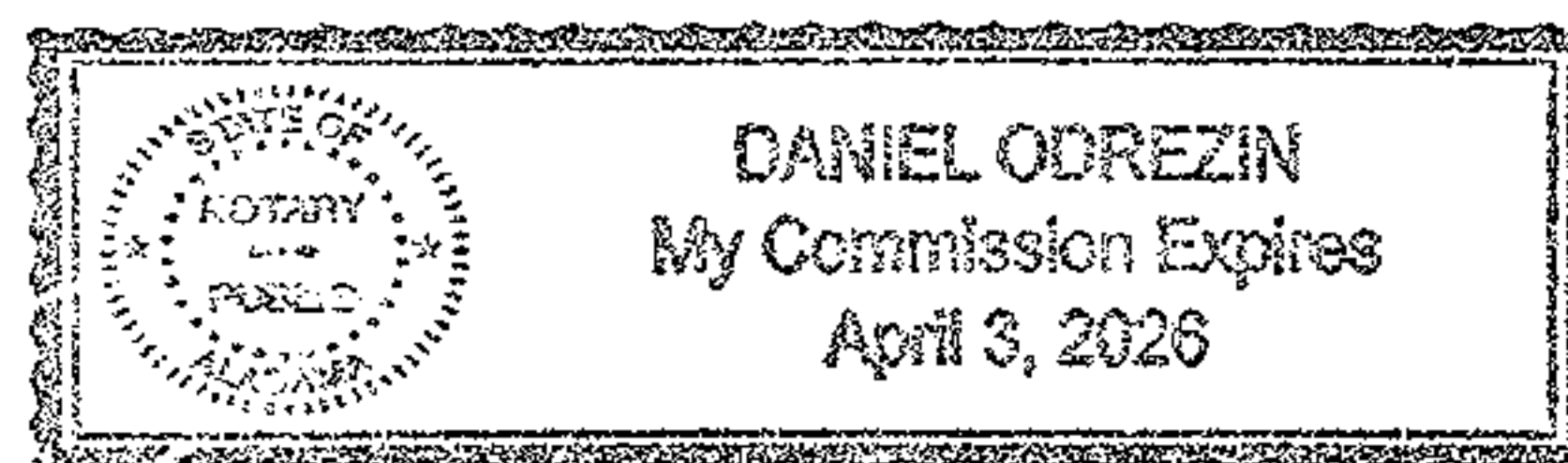
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J.T. Daffron IV, Attorney-In-Fact for James T. Daffron, III**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Attorney-In-Fact, executed the same voluntarily on the day the same bears date.

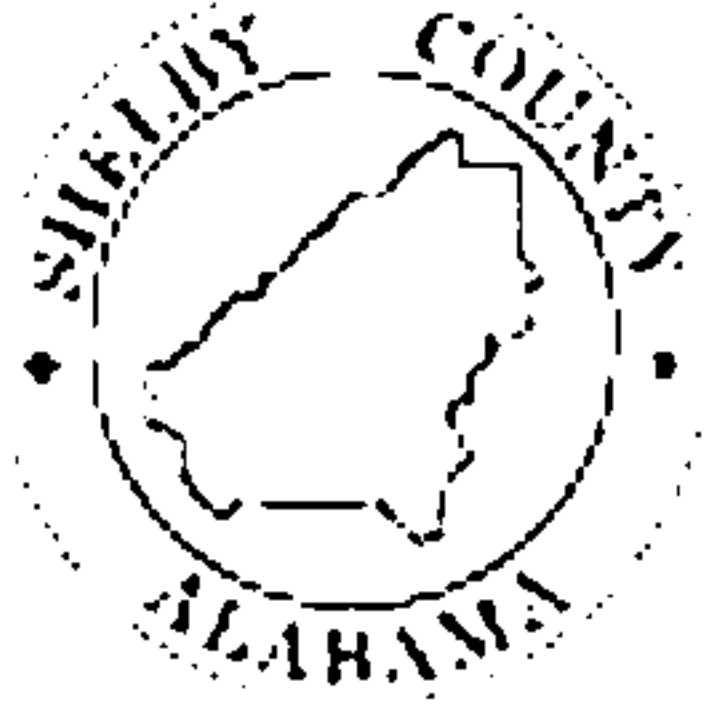
Given under my hand and official seal this 29th day of September, 2023.



Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/02/2023 12:48:47 PM
 \$83.50 PAYGE
 20231002000294070

Allen S. Bayl

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 T. Daffron, III
 Mailing Address 1012 54th St. South
Birmingham, AL 35222
 Property Address 311 Shelby Springs Farms
Calera, AL 35040

Grantee's Name Carol G. Crowe
 Mailing Address 311 Shelby Springs Farms
Calera, AL 35040
 Date of Sale September 29, 2023
 Total Purchase Price \$370,000.00
 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:

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 9/29/23 Print Daniel Odrezn
 Unattested (verified by) Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one