

## GENERAL WARRANTY DEED

**THIS DEED**, dated 04/11/2024, is made by and between Mr. James R. Kramer, the "Grantor," located at 207 Sycamore Lane, Alabaster, Alabama 35007 in the County of Shelby, and Mr. Thomas S. Slaughter, III And wife, Linda B. Slaughter, the "Grantees", jointly with rights of survivorship, whose legal address is 10465 Alabama Highway 25, Calera, Alabama 35040, located in the County of Shelby.

**WITNESS**, that the Grantor, for and in consideration for the total sum of **Ten Thousand (\$10,000.00)** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees jointly with rights of survivorship and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Shelby County and in the State of Alabama, herein described as follows:

Shelby County, AL 05/03/2024  
State of Alabama  
Deed Tax: \$10.00

Full legal description:

Lot 13 in Block #1 according to Dunstan's Map and Survey of the Town of Calera, Alabama, described as commencing on the north line of 18<sup>th</sup> Avenue, also being Montevallo Highway, at the Southwest corner of Lot 12 in said Block 1; thence North 30 feet to the Northwest corner of said Block 1; thence in a Northeasterly direction and parallel with the right-of-way of the Southern Railway Company 115 feet to the Northwest Corner of said Lot 12; thence in a Southerly direction along the west line of said Lot 12, 85 feet to the point of beginning, being situated in Shelby County, Alabama.

Together with Parcel # 5828052130010050000000 as described below:

BEG NW COR LOT 1 WORD'S ADDN N 60 MEANDER ELY ALG S ROW HWY 25 TO N LN BLK 275 SW TO POB ALSO BEG INTER W ROW 16<sup>TH</sup> ST & N ROW HWY 25 W155 NE165 S TO POB EXC ROW WORD ST S21 T22S R 2W DIM 240X220IRR CASE #31-134 SOLD 5/18/88 87 TX DOC#101 REDEEMED 4/9/93 BY #30015 ROW PROJECT # ST-44-10

Less the portion hereof previously conveyed to the Mental Health Board of Chilton and Shelby Counties, Inc. by instrument # 20190723000262070 and described below:

Parcel I:

A parcel located in the Southeast  $\frac{1}{4}$  of Fractional Section 21, Township 22 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at a iron pin set with a SSI cap being the Northwest corner of Lot 1, J.P. WORD as recorded in Map Book 3, Page 13, in the Office of the Judge of Probate, Shelby County, Alabama, thence run an assumed bearing of North 71 degrees 26 minutes 25 seconds East along the North line of said Lot 1, for a distance of 106.64 feet to an iron pin set with SSI cap on the westerly right of way line of 17<sup>th</sup> Street; thence run North 19 degrees 09 minutes 15 seconds West along said right of way line a distance of 51.13 feet to a found nail and cap on the southerly right of way line of Highway #25; thence run North 50 degrees 09 minutes 38 seconds West along said right of way line for a distance of 37.12 feet to a found concrete monument, thence run South 82 degrees 18 minutes 03 seconds West along said right of way line for a

Parcel ID: 28 5 21 3 001 005.000  
28 5 21 3 301 033.000

20240503000129890 2/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
05/03/2024 11:33:29 AM FILED/CERT

distance of 74.51 feet to a found 1/2" rebar, thence run South 10 degrees 37 minutes 46 seconds East for a distance of 97.71 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated May 23, 2019.

**SUBJECT TO** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

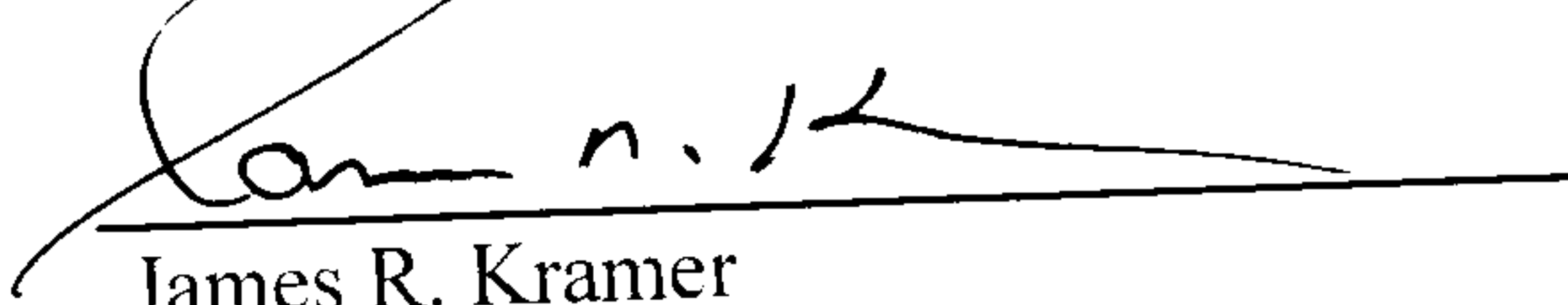
**HEREBY** releasing and waiving all rights under and by virtue of the laws of the State of Alabama .

**TO HAVE AND TO HOLD** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEES, forever, in fee simple.

And the Grantor covenants with the Grantees, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

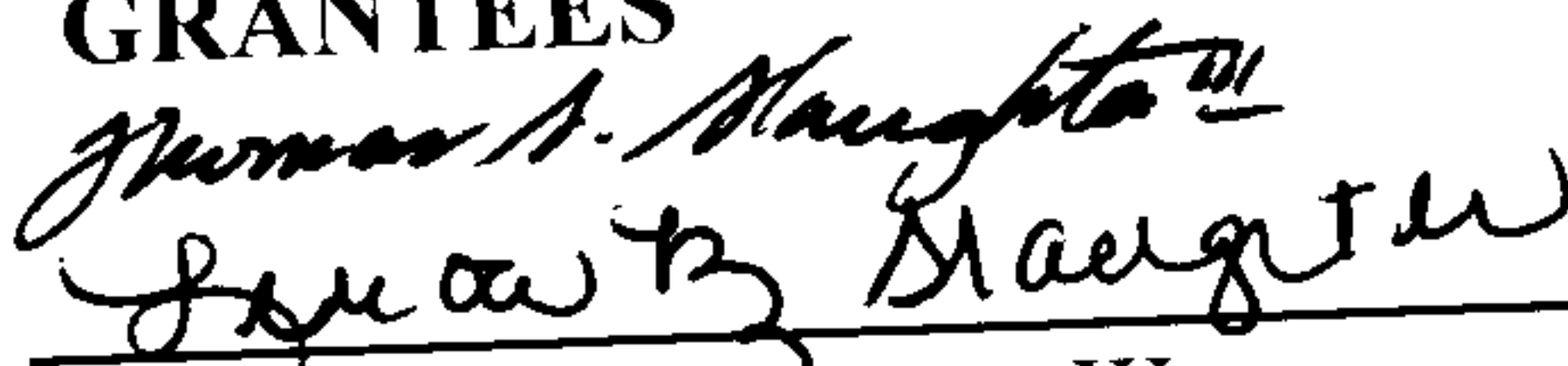
**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

**GRANTOR**

  
James R. Kramer

207 Sycamore Lane  
Alabaster, Alabama 35007

**GRANTEES**

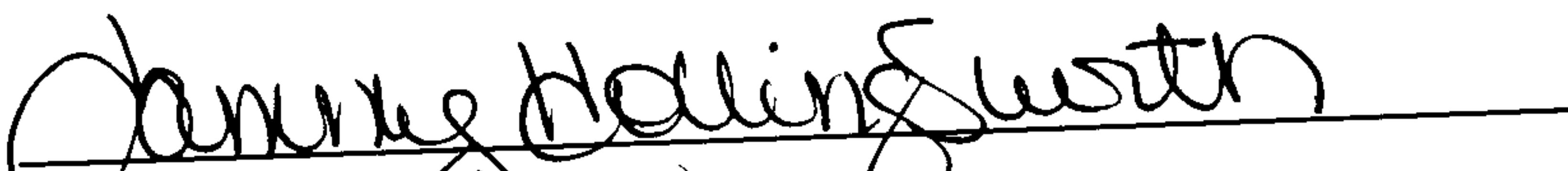


Thomas S. Slaughter, III  
Linda B. Slaughter  
10465 Alabama Highway 25  
Calera, Alabama 35040

**State of Alabama**  
**County of Shelby**

The foregoing instrument was acknowledged before me on 04/11/2024, by Mr. James R. Kramer, the "Grantor" personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

  
(Notary Public Signature)  
My Commission Expires: 11.30.27

prepared by:  
James Kramer  
207 Sycamore Lane  
Alabaster, AL 35007

Real Estate Sales Validation Form

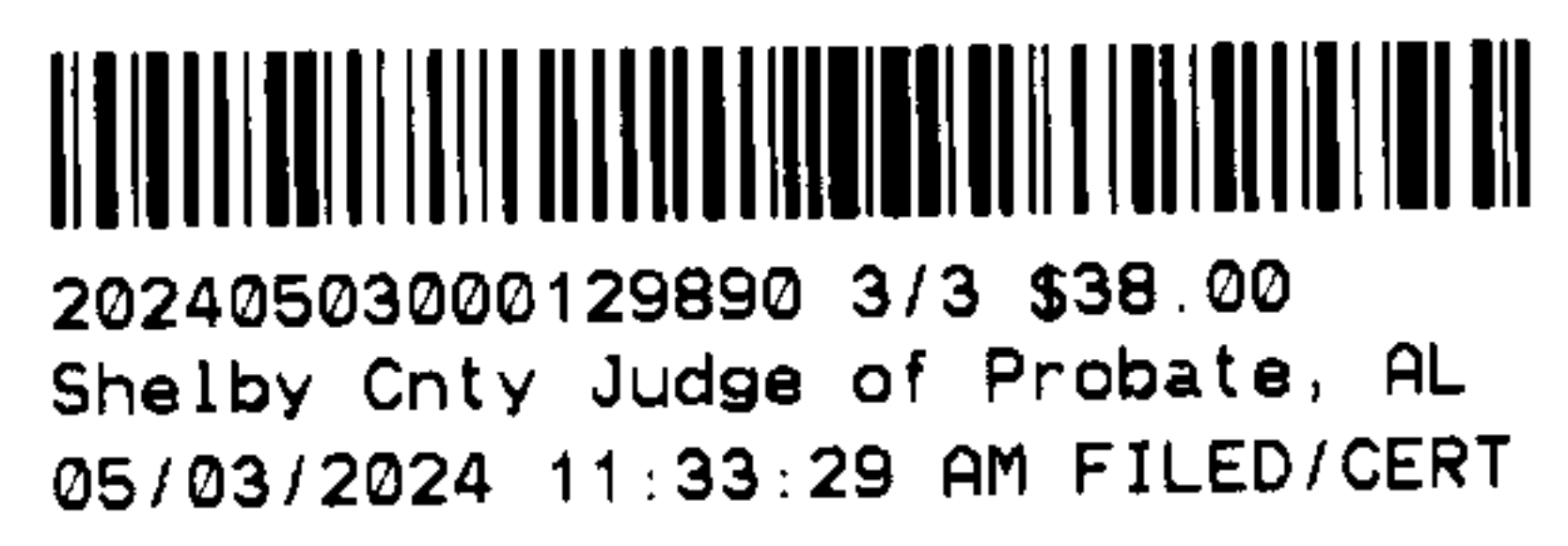
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jamer Kramer  
Mailing Address 207 Sycamore Lane  
Alabaster, AL 35007

Grantee's Name Thomas S. + Linda B. Slaughter III  
Mailing Address 367 Clear Creek Ln.  
Calera, AL 35040

Property Address No Address

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 4790.00 + 5,000.00



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 5/3/24

Print Thomas S. Slaughter III

Unattested

Sign Thomas S. Slaughter III

(verified by) (Grantor/Grantee/Owner/Agent) circle one