

This Instrument was Prepared by:

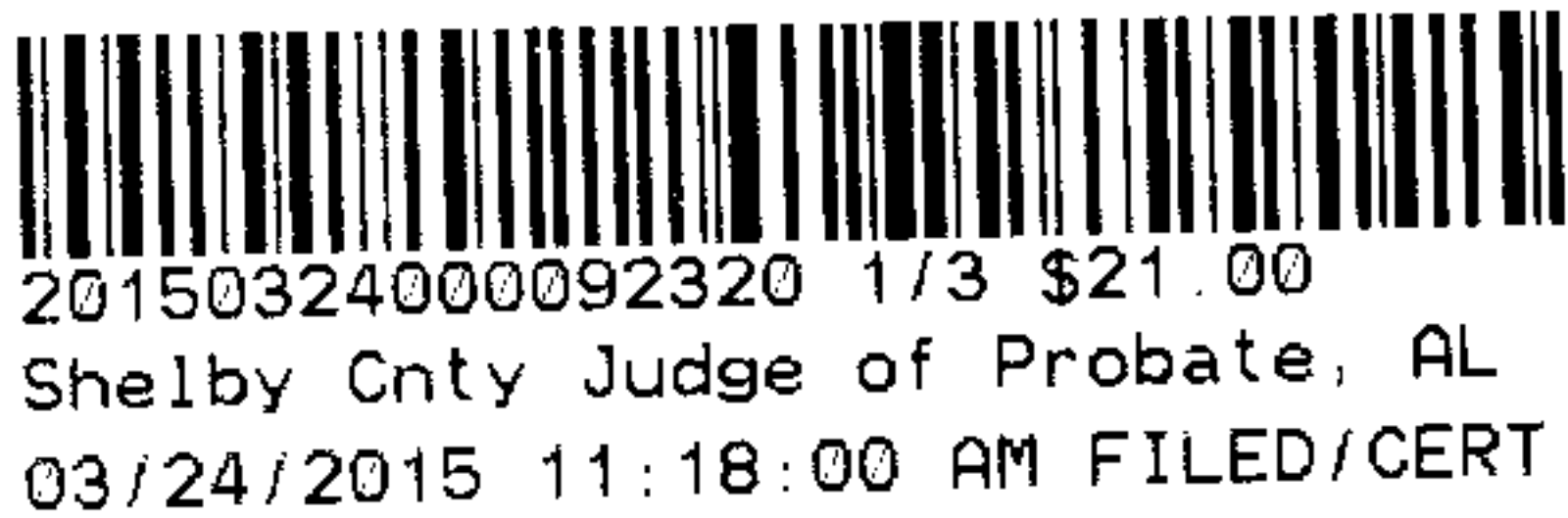
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-21922

Send Tax Notice To: Steven Shangraw
AL

1720 Hwy 49
Columbiana, AL 35051

WARRANTY DEED



State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Three Thousand Dollars and No Cents (\$123,000.00)**, 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, **Tracie Cranmer**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven Shangraw**, (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 taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

\$125,510.00 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 20th day of March, 2015.


Tracie Cranmer

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Tracie Cranmer, 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 20th day of March, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

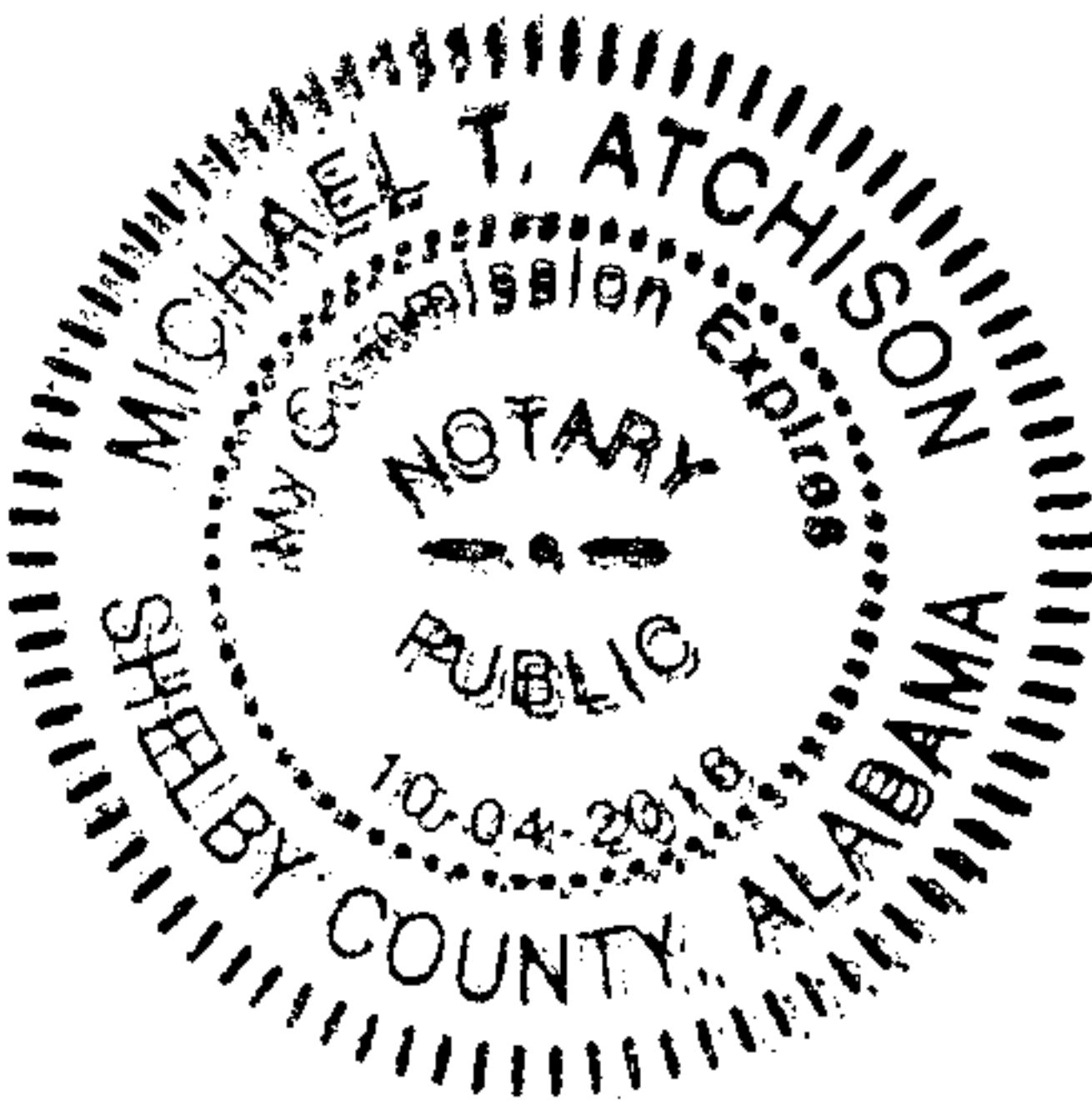
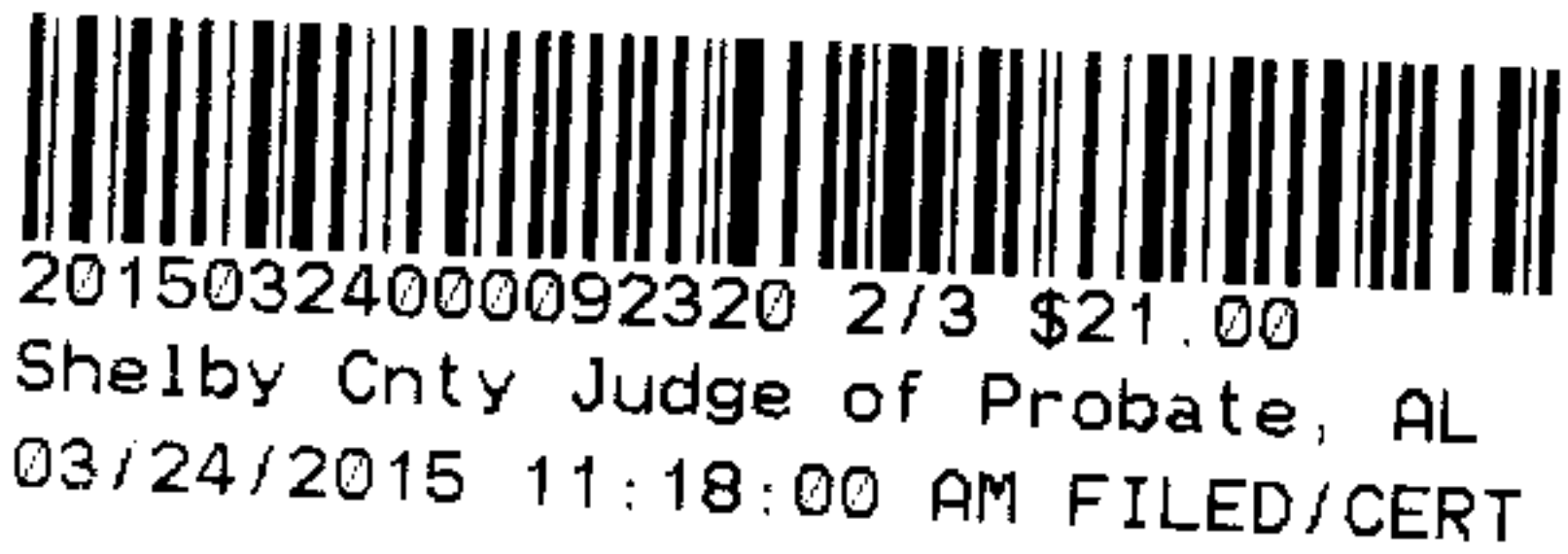


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of Section 31, Township 20 South, Range 1 East; thence run Easterly along the south line thereof for 582.15 feet; thence 87 degrees 03 minutes left run Northerly for 293.85 feet; thence 15 degrees 20 minutes left run Northwesterly for 78.10 feet; thence 87 degrees 40 minutes right run Northeasterly for 169.87 feet; thence 75 degrees 12 minutes left run Northerly for 1097.22 feet to the Southerly R/W of Shelby County Highway No. 49; thence 109 degrees 00 minutes left run Southwesterly along said R/W for 210.55 feet to the Point of Beginning; thence continue last described course for 126.0 feet; thence 73 degrees 56 minutes left run Southerly for 173.94 feet; thence 95 degrees 54 minutes 05 seconds left run Easterly for 139.74 feet; thence 89 degrees 21 minutes 53 seconds left run Northerly for 195.27 feet 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 Tracie Cranmer
Mailing Address 21613 Hwy 55
Wilsonville, AL 35786
, AL

Grantee's Name Steven Shangraw
Mailing Address 1720 Hwy 49
Columbiana, AL 35051
, AL

Property Address 1720 Highway 49
Columbiana, AL 35051

Date of Sale March 20, 2015
Total Purchase Price \$123,000.00

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
xx Sales Contract
____ Closing Statement

____ Appraisal
____ Other


20150324000092320 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/24/2015 11:18:00 AM FILED/CERT

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 March 20, 2015

Print M. L. T. Alch...

Unattested

AL
(verified by)

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