

This Instrument was Prepared by:

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

File No.: S-15-22386

Send Tax Notice To: Stanley McCranie (AS TO PARCEL I AND

II) PO Box 428
Harpersville AL 35078

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, 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, **Janice W. Lewis**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stanley McCranie and Lacey Machele McCranie**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Imm

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.

\$80,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th day of August, 2015.

Janice W. Lewis

20150902000306530 1/3 \$340.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:40:17 AM FILED/CERT

State of Alabama

County of Shelby

I, Lynda S. Dawson, a Notary Public in and for the said County in said State, hereby certify that Janice W. Lewis, 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 26th day of August, 2015.

Notary Public, State of Alabama

My Commission Expires: 2/14/16

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$320.00

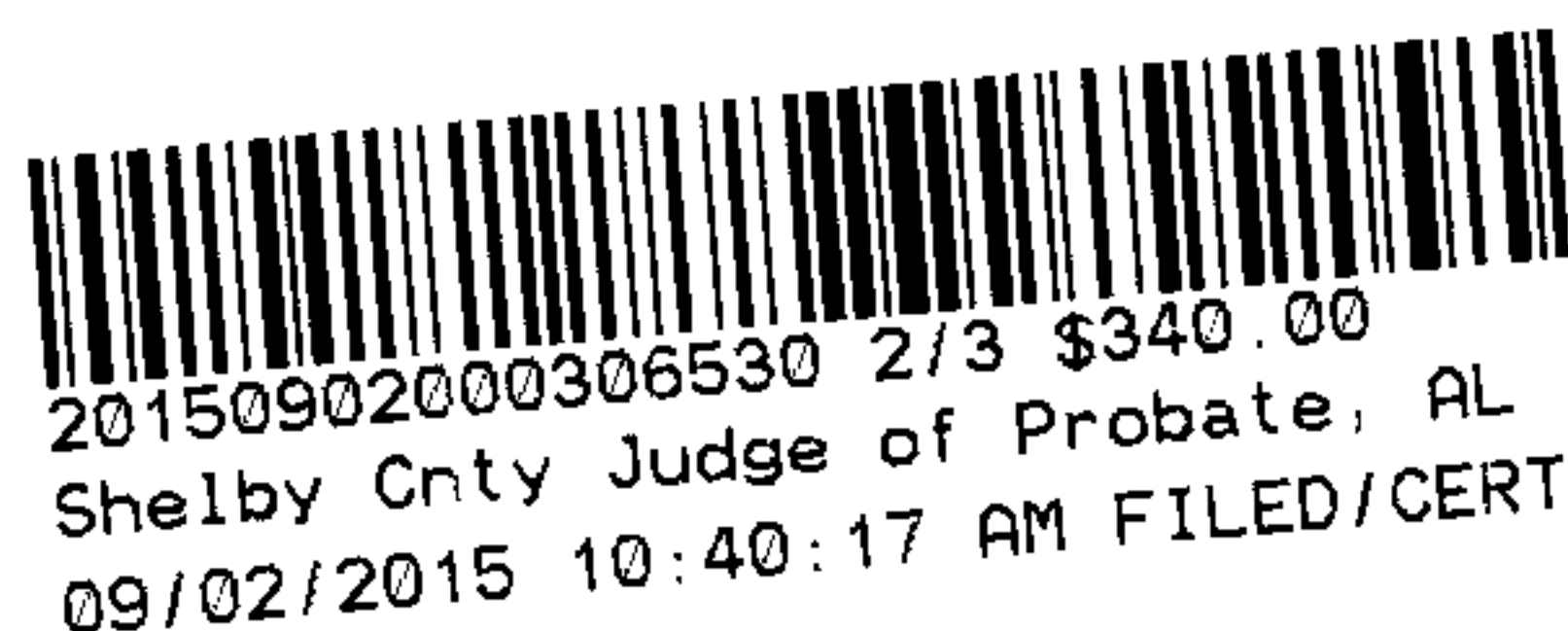


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1: Commence at the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section, Township 19 South, Range 3 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89 degrees 55 minutes 01 seconds East along the North boundary of the Southeast one-fourth of the Northeast one-fourth of a distance of 1420.26 feet to the Northeast corner of said quarter-quarter section; thence proceed South 03 degrees 07 minutes 06 seconds East along the East boundary of said quarter-quarter section and along the East boundary of said Section 19, for a distance of 1305.57 feet to the Southeast corner of said quarter-quarter section' thence proceed South 89 degrees 21 minutes 15 seconds West along the South boundary of said quarter-quarter section for a distance of 1397.15 feet (set 1/2" rebar) to a point on the easterly right of way of Shelby County Highway 62; thence proceed North 02 degrees 54 minutes 50 seconds West along the East right of way of said highway for a distance of 128.28 feet to the P.C. of a concave curve left having a delta angle of 13 degrees 42 minutes 03 seconds and a radius of 664.61 feet; thence proceed Northwesterly along the easterly right of way of said road and along the curvature of said curve for a chord bearing and distance of North 09 degrees 51 minutes 13 seconds West, 158.55 feet to a 1/2" rebar in place; thence proceed North 54 degrees 32 minutes 55 seconds East for a distance of 794.22 feet to a 5/8" capped rebar (Luker); thence proceed North 33 degrees 09 minutes 12 seconds West for a distance of 393.44 feet to a 5/8" capped rebar (Luker); thence proceed South 50 degrees 50 minutes 05 seconds West for a distance of 798.83 feet to a 5/8" capped rebar in place (Luker) being located on the easterly right of way of said Shelby County Highway 62; thence proceed northwesterly along the curvature of a concave curve left having a delta angle of 41 degrees 03 minutes 11 seconds and a radius of 664.61 feet for a chord bearing and distance of North 71 degrees 18 minutes 33 seconds West, 466.08 feet to the P.T. of said curve; thence proceed South 85 degrees 35 minutes 30 seconds West along the easterly right of way of said road for a distance of 108.0 feet to the P.C. of a concave curve right having a delta angle of 93 degrees 58 minutes 47 seconds and a radius of 520.0 feet; thence proceed northwesterly along the curvature of said curve and along the easterly right of way of said road for a chord bearing and distance of North 47 degrees 25 minutes 08 seconds West, 760.49 feet to the P.T. of said curve; thence proceed North 00 degrees 25 minutes 44 seconds West along the easterly right of way of said road for a distance of 90.05 feet to a 1/2" rebar in place being located on the North boundary of the Southwest one-fourth of the Northeast one-fourth of said Section 19; thence proceed North 89 degrees 55 minutes 01 second East along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 1236.80 feet to the point of beginning.

PARCEL No. 2: Commence at the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed North 89 degrees 55 minutes 01 second East along the North boundary of the Southeast one-fourth of the Northeast one-fourth of a distance of 1420.26 feet to the Northeast corner of said quarter-quarter section, said point being the point of beginning. From this beginning point continue North 89 degrees 55 minutes 01 seconds East along the North boundary of the Southwest one-fourth of the Northwest one-fourth and along the North boundary of the Southeast one-fourth of the Northwest one-fourth of Section 20, Township 19 South, Range 3 East for a distance of 2351.52 feet to a 1/2" iron in place; thence proceed South 02 degrees 55 minutes 07 seconds East along a fence for a distance of 744.40 feet (set 1/2" rebar); thence proceed North 65 degrees 56 minutes 53 seconds East for a distance of 984.20 feet (set 1/2" rebar) to a point on West bank of the Coosa River; thence proceed South 38 degrees 07 minutes 14 seconds East along the West bank of said Coosa River for a distance of 269.61 feet (set 1/2" rebar); thence proceed South 71 degrees 06 minutes 28 seconds West for a distance of 1116.53 feet to a 1" solid iron in place; thence proceed South 02 degrees 51 minutes 24 seconds East for a distance of 365.13 feet to a 1/2" iron in place being located on the South boundary of the Southeast one-fourth of the Northwest one-fourth of said Section 20; thence proceed South 89 degrees 21 minutes 15 seconds West along the South boundary of the Southeast one-fourth of the Northwest one-fourth and along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 2345.54 feet to the Southwest corner of said Southwest one-fourth of the Northwest one-fourth, said point being located on the West boundary of said Section 20; thence proceed North 03 degrees 07 minutes 06 seconds West along the West boundary of said Section 20 for a distance of 1305.57 feet to the point of beginning. The above described land is located in the Southwest one-fourth of the Northwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 20, Township 19 South, Range 3 East, Shelby County, Alabama.

According to the survey of Christopher M. Ray, Ala. Reg. No. 26017, dated August 10,2015.



Real Estate Sales Validation Form

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

Grantor's Name	Janice W. Lewis	Grantee's Name	Stanley McCranie (AS TO PARCEL I AND II)
Mailing Address	<u>224 SHORELAND CR.</u> <u>GULF SHORES AL 36542</u>	Mailing Address	<u>PO BOX 428</u> <u>Harpersville AL 35078</u>
Property Address	<u>Highway 62</u> <u>Vincent, AL</u>	Date of Sale	<u>August 26, 2015</u>
		Total Purchase Price	<u>\$320,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>



20150902000306530 3/3 \$340.00
Shelby Cnty Judge of Probate, AL
09/02/2015 10:40:17 AM FILED/CERT

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

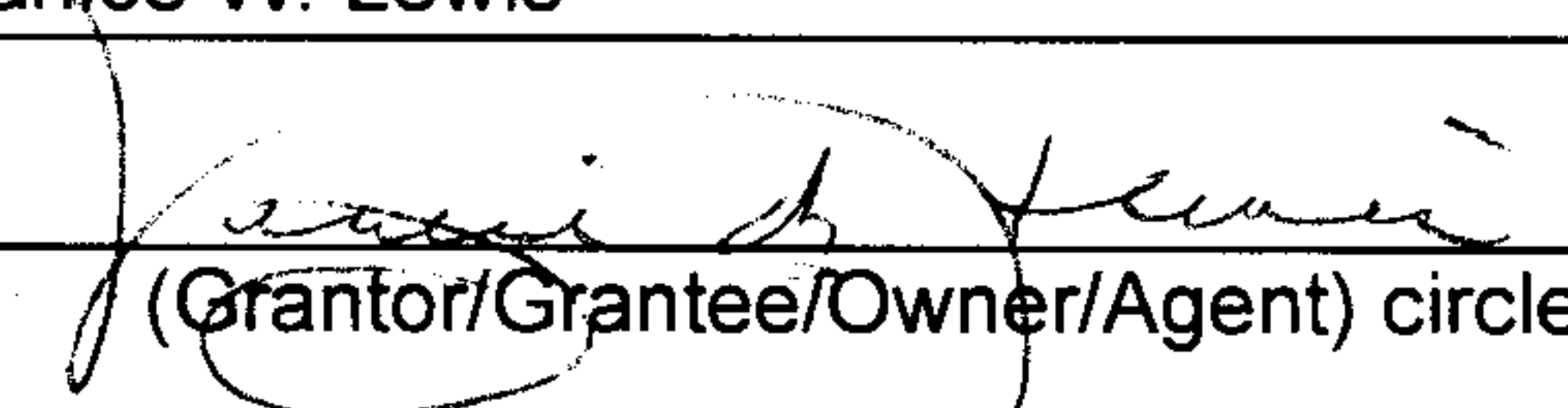
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 August 17, 2015

Print Janice W. Lewis

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one