


This instrument was provided by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20160608000197310 1/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
06/08/2016 12:10:12 PM FILED/CERT

Send Tax Notice to:  
**Debra S. McCrary and James E. McCrary**  
**P.O. Box 84**  
**Columbiana, AL 35051**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**SHELBY COUNTY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **EIGHT THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$8,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Debra S. McCrary and James Elmo McCrary, Jr., husband and wife (herein referred to as grantor)** grant, bargain , sell and convey unto, **Debra S. McCrary and James Elmo McCrary, Jr. (herein referred to as grantees)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

***See Attached Exhibit "A" Legal Description***

Subject to all easements, restrictions and rights-of-way of record.

Subject to taxes for 2016 and subsequent years, easements, restrictions, rights of way and permits of record.

Debra S. Popwell and Debra S. McCrary are one in the same person.

**\$0.00** of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 3<sup>rd</sup> day of June, 2016.

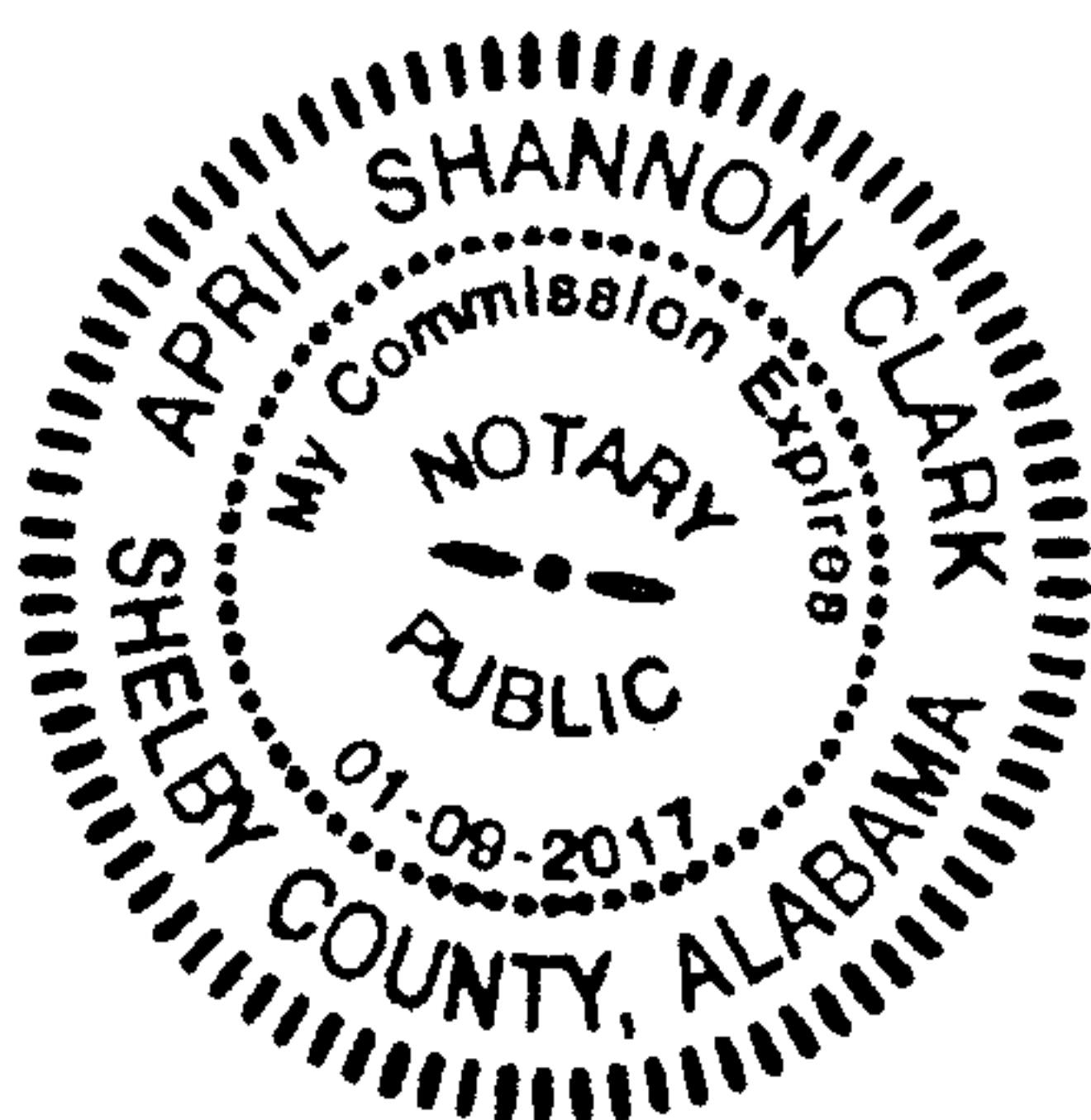
  
Debra S. McCrary


  
James Elmo McCrary, Jr.

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Debra S. McCrary and James Elmo McCrary, Jr.**, 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 3<sup>rd</sup> day of June, 2016.



  
Notary Public  
My Commission Expires: 1-9-2017


Shelby County, AL 06/08/2016  
State of Alabama  
Deed Tax: \$8.50

## Exhibit "A" Legal Description

Commence at the Northeast corner of Section 25, Township 21 South, Range 1 West, thence run West along the North line of said Section a distance of 243.39 feet; Thence turn an angle of 102 degrees 28 minutes to the left and run a distance of 298.59 feet; Thence turn an angle of 54 degrees 08 minutes to the right and run a distance of 295.18 feet; Thence turn an angle of 41 degrees 28 minutes to the right and run a distance of 211.20 feet; Thence turn an angle of 14 degrees 22 minutes to the right and run a distance of 210.00 feet to the point of beginning; Thence continue in the same direction a distance of 210.00 feet; Thence turn an angle of 97 degrees 29 minutes to the left and run a distance of 210.00 feet; Thence turn an angle of 82 degrees 31 minutes to the left and run a distance of 210.00 feet; Thence turn an angle of 97 degrees 29 minutes to the left and run a distance of 210.00 feet to the point of beginning. Situated in the Northeast Quarter of the Northeast Quarter of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

1 12 by 48 Vulcan Mobile Home, Serial No. 4825384, and all furniture and furnishings located therein.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.



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Shelby Cnty Judge of Probate, AL  
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Real Estate Sales Validation Form

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

Grantor's Name Debra S. McCrary Grantee's Name Debra S. McCrary and  
Mailing Address James Elmo McCrary, Jr. Mailing Address James Elmo McCrary, Jr  
P.O. Box 84 P.O. Box 84  
Columbiana, AL 35051 Columbiana, AL 35051

Property Address 119 Mount Dixie Rd. Date of Sale \_\_\_\_\_  
Columbiana, AL 35051 Total Purchase Price \$ \_\_\_\_\_  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ 8,500.00

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  ☐ Appraisal  
☐ Sales Contract 20160608000197310 3/3 \$28.50 ☒ Other  
☐ Closing Statement Shelby Cnty Judge of Probate, AL tax value (1/2 int.)  
06/08/2016 12:10:12 PM 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Debra S. McCrary  
Sign Debra S. McCrary  
(Grantor/Grantee/Owner/Agent) circle one