

This Instrument was Prepared by:

Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Tracie Cranmer

340 Hebb Road  
Wilsonville, AL 35186

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, 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, we, **Barry J. McGowin and Karen L. McGowin, husband and wife, whose mailing address is 1954 County Road 150, Sylacauga, AL 35151** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tracie Cranmer, whose mailing address is 340 Hebb Road, Wilsonville, AL 35186** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is 340 Hebb Road, Wilsonville, AL 35186**; to wit;

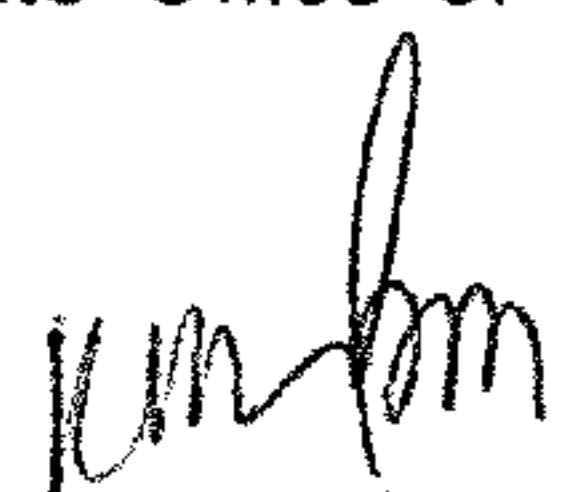
LOT 4, ACCORDING TO THE MAP AND SURVEY OF HEBB ROAD ESTATES, AS RECORDED IN MAP BOOK 9, PAGE 171, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\*\*\* Also permanently affixed is a 1996 manufactured home 64' by 28', serial number 047728 **ATB**

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

### Subject to:

1. All taxes for the year 2016 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Such state of facts as shown on subdivision plat recorded in Plat Book 9, Page 171.
6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
7. Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.
8. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 9, Page 171.
9. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 79, Page 148 in the Probate Office of Shelby County, Alabama.




TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 17th day of May, 2016.

  
Barry J. McGowin

  
Karen L. McGowin

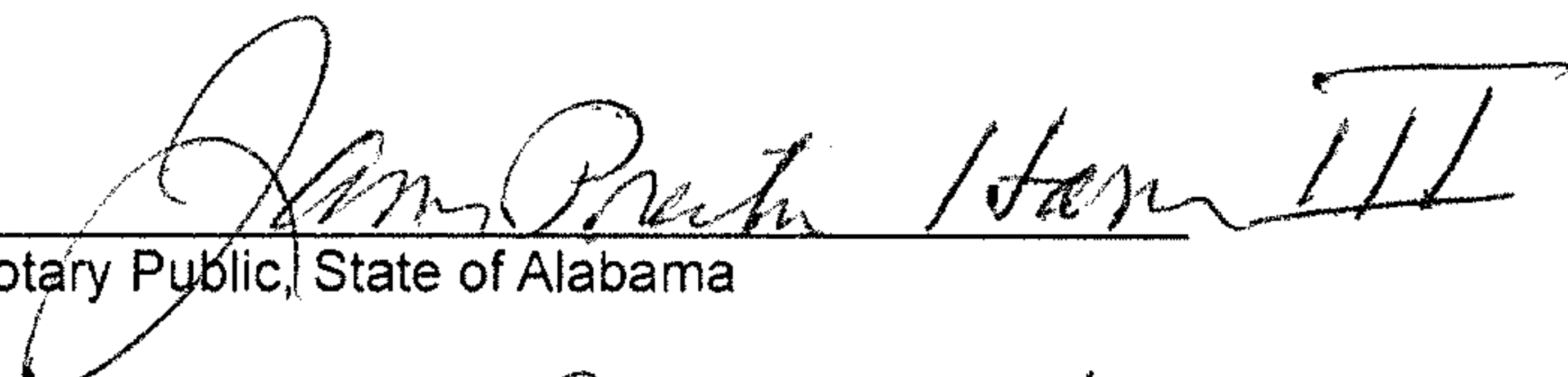
State of Alabama

} General Acknowledgment

Shelby County

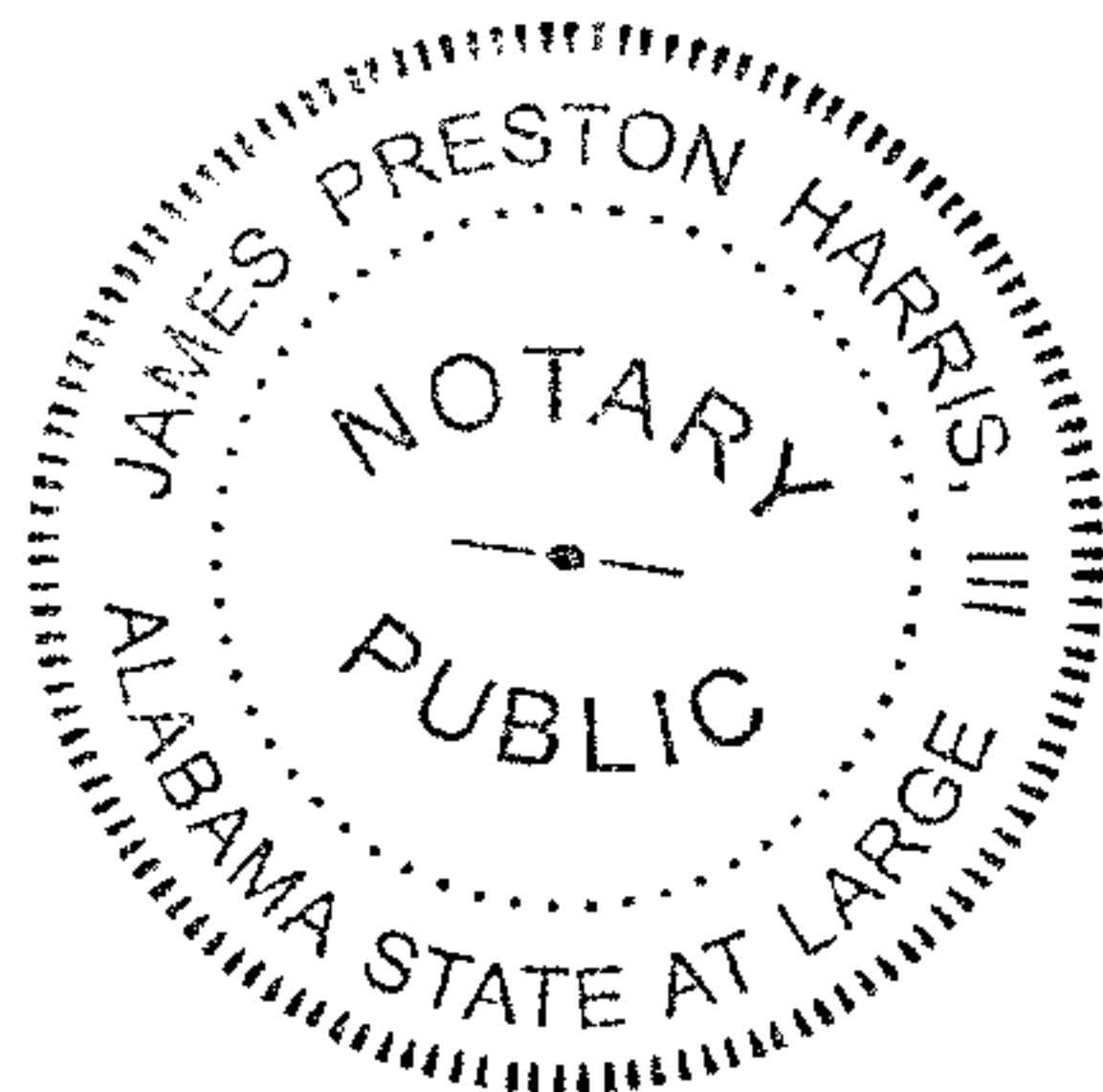
I, James Preston Harris, III a Notary Public in and for the said County, in said State, hereby certify that Barry J. McGowin and Karen L. McGowin, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of May, 2016.

  
Notary Public, State of Alabama

James Preston Harris, III  
Printed Name of Notary

My Commission Expires: 3/31/2018



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Barry J. McGowin Karen L. McGowin	Grantee's Name	Tracie Cranmer
Mailing Address	1954 County Road 150 Sylacauga, AL 35151	Mailing Address	340 Hebb Road Wilsonville, AL 35186
Property Address	340 Hebb Road Wilsonville, AL 35186	Date of Sale	May 17, 2016
		Total Purchase Price	\$55,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 17, 2016

Unattested

(verified by)

Print Karen L. McGowin

Sign Karen L. McGowin  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
06/22/2016 07:35:39 AM  
\$75.00 CHERRY  
20160622000215080

*[Signature]*