

This Instrument was Prepared by:

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Kudulis, Reisinger & Price, LLC
P.O. Box 653
Birmingham, AL 35201

Send Tax Notice To: Marcus Cranmer
30970 Highway 25
Wilsonville, AL 35186

20180119000018830
01/19/2018 11:14:26 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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, whose mailing address is 2613 Highway 25, Wilsonville, AL 35186** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marcus Cranmer, whose mailing address is 30970 Highway 25, 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 30970 Highway 25, Wilsonville, AL 35186**; to wit;

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST; THENCE RUN NORTH 89 DEGREES 30 MINUTES EAST A DISTANCE OF 660.0 FEET; THENCE RUN SOUTH 0 DEGREES 37 MINUTES WEST A DISTANCE OF 660.0 FEET; THENCE RUN NORTH 89 DEGREES 30 MINUTES EAST A DISTANCE OF 313.20 FEET TO THE WEST RIGHT OF WAY LINE OF HIGHWAY 25; THENCE TURN AN ANGLE OF 27 DEGREES 43 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 66.0 FEET TO THE EAST RIGHT OF WAY LINE AND THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 4 DEGREES 06 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 216.14 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 115.30 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 43 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 215.78 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 25; THENCE TURN AN ANGLE OF 91 DEGREES 07 MINUTES TO THE RIGHT AND ALONG SAID RIGHT OF WAY A DISTANCE OF 118.88 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

The above described property does not represent the homestead of Tracie Cranmer nor the spouse.

\$111,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

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:

All taxes for the year 2018 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

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.

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 .

Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Right of Way in favor of State of Alabama from Case No. PR-2013000367 from Lis Pendens filed 20130520000207580 and 20130930000391330.

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 18th day of

January, 2018.

Tracie Cranmer
Tracie Cranmer

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State of Alabama

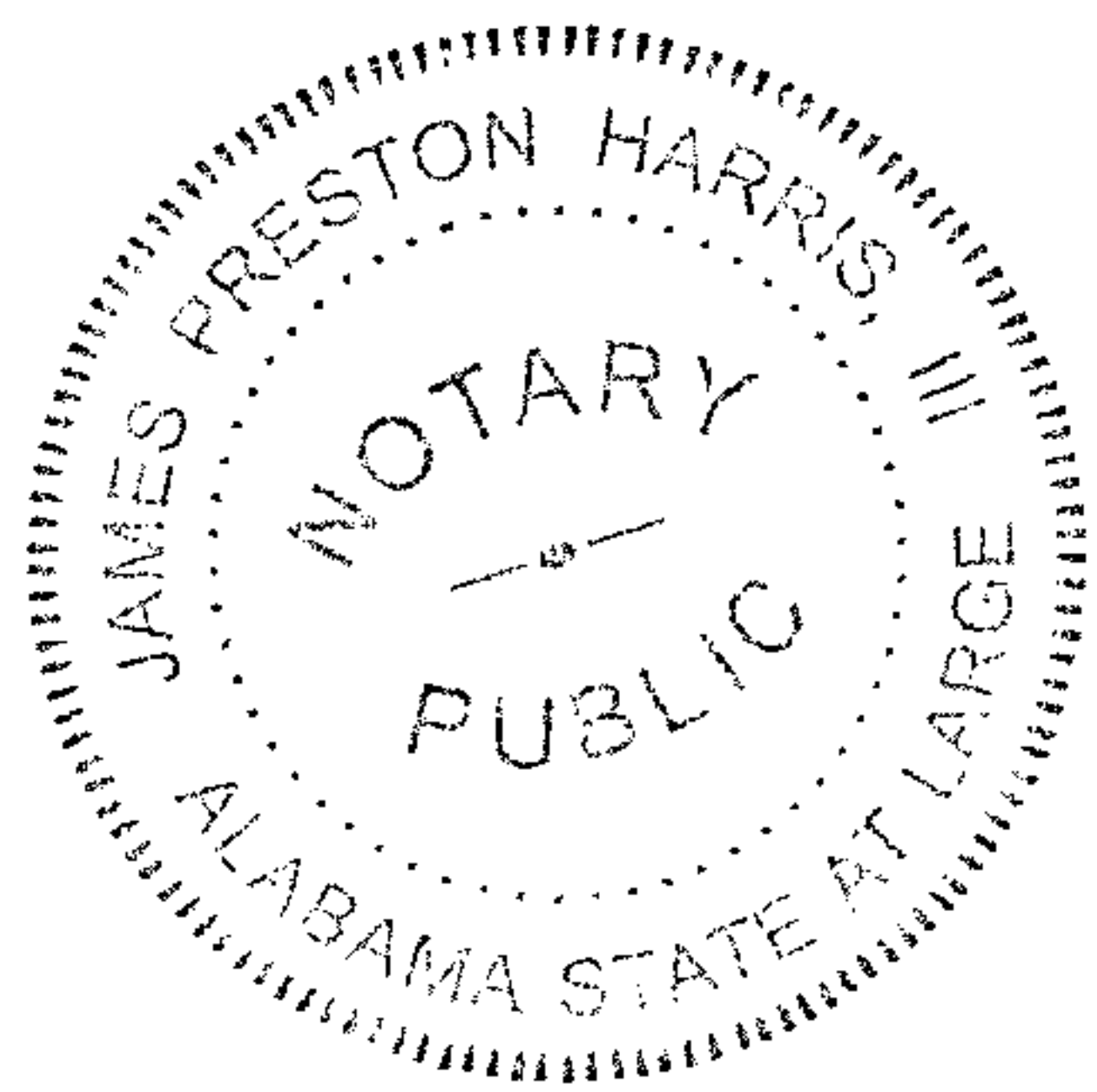
} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Tracie Cranmer, a married woman, whose name is signed to the foregoing conveyance, and who is 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 18th day of January, 2018.

James Preston Harris III
Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/21/2018



Real Estate Sales Validation Form

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

Grantor's Name Tracie Cranmer
Mailing Address 2613 Highway 25
Wilsonville, AL 35186

Grantee's Name Marcus Cranmer
Mailing Address 30970 Highway 25
Wilsonville, AL 35186

Property Address 30970 Highway 25
Wilsonville, AL 35186

Date of Sale January 18, 2018
Total Purchase Price \$115,000.00
or
Actual Value

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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 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 January 17, 2018

Print Tracie Cranmer

Unattested

(verified by)

Sign (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
01/19/2018 11:14:26 AM
\$25.00 CHERRY
20180119000018830