

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jesse Ward
2700 Southwind Circle
Alabaster, Alabama 35007

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **ONE HUNDRED SIXTY SIX THOUSAND FIVE HUNDRED AND NO/100 (\$166,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **ELIZABETH STELL MCCREA and NELSON EUGENE MCCREA**, husband and wife, and **FRANCES DREW MCCREA**, an unmarried woman, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JESSE WARD**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 19, Block 7, according to the Survey of Southwind, Fourth Sector, as recorded in Map Book 7, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2019 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 7, Page 97.
7. 35-foot building set back line from Southwind Circle
8. 5-foot easement over the rear of said lot, and 5-foot over the West side for public utilities as shown on recorded map.
9. Restrictions dated October 27, 1978 recorded in Misc. Book 27, Page 978.
10. Permit to Alabama Power Company dated September 18, 1978 recorded in Deed Book 316, Page 359.
11. Easements regarding underground cables dated August 3, 1978 recorded in Misc. Book 28, Page 646.

Frances Drew McCrea is one and the same person also known as Frances Withers.

12. Agreement with Alabama Power Company recorded in Misc. Book 28, Page 647.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 26, 2018.

GRANTORS:


Elizabeth Stell McCrea


Nelson Eugene McCrea

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Elizabeth Stell McCrea and Nelson Eugene McCrea, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Elizabeth Stell McCrea and Nelson Eugene McCrea each executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 26, 2018.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 8, 2018.

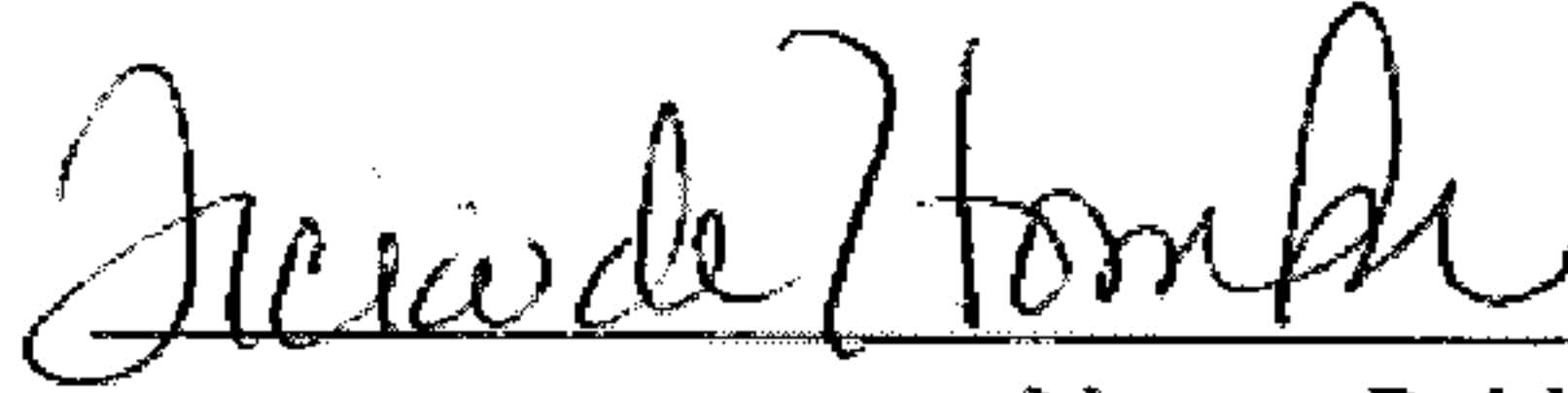
GRANTORS:


Frances Drew McCrea

STATE OF MS
COUNTY OF Hinds

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Frances Drew McCrea, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Frances Drew McCrea executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of November 8, 2018.



_____, Notary Public

My Commission Expires: 10-4-2022

[Affix Seal Here]



Real Estate Sales Validation Form

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

Grantor's Name Frances Drew McCrea
 Mailing Address Elizabeth Stell McCrea
Nelson Eugene McCrea
2700 Southwind Circle Alabaster AL

Grantee's Name Jesse Ward
 Mailing Address _____
2700 Southwind Circle
Alabaster, Alabama 35007

Property Address 2700 Southwind Circle
Alabaster, Alabama 35007

Date of Sale 11/26/18
 Total Purchase Price \$ 166,500.00
 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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 11/26/18

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/27/2018 11:06:41 AM
 \$28.50 CHARITY
 20181127000414460

Allen S. Bayl