

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:

Paul D. McClure and Tamla T. McClure
5552 Surrey Lane
Birmingham, Alabama 35242

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this January 7, 2019, That for and in consideration of **TWO HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$218,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JAMES W. WRIGHT, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **PAUL D. MCCLURE and TAMLA T. MCCLURE**, (herein referred to as "Grantees"), as tenants in common, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 8, according to Wagon Trace, as recorded in Map Book 6, Page 140, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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 Grantor.
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 6, Page 140.

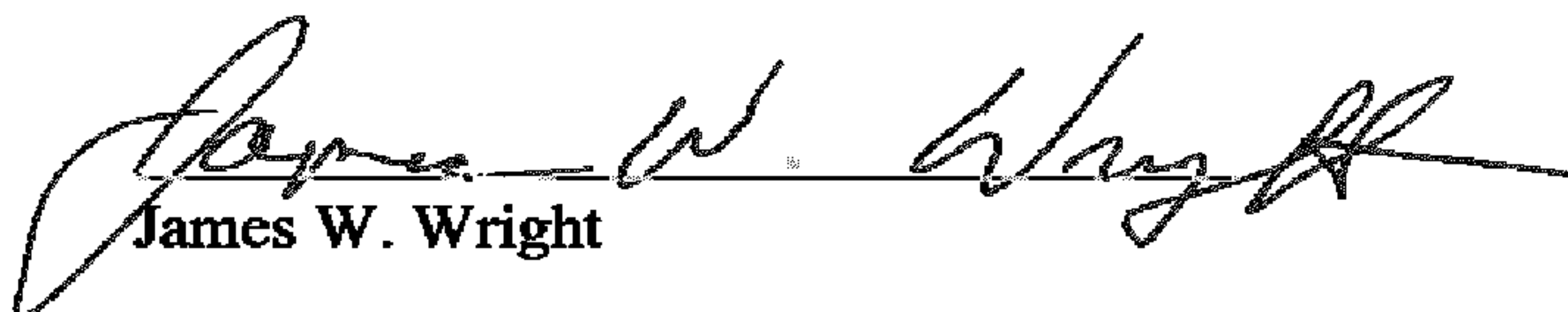
JAMES W. WRIGHT IS THE SOLE SURVIVING GRANTEE OF THAT CERTAIN WARRANTY DEED WITH RIGHT OF SURVIVORSHIP FILED OF RECORD ON APRIL 16, 1987 IN BOOK 125, PAGE 450 IN THE OFFICE OF SHELBY COUNTY, ALABAMA; SUSAN L. WRIGHT HAVING DIED ON DECEMBER 16, 2018; JAMES W. WRIGHT AND SUSAN L. WRIGHT WERE LEGALLY MARRIED AT THE TIME OF HER DEATH.

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 Grantees, as tenants in common in fee simple, and to each of their respective heirs and assigns, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' 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 GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 7, 2019.

GRANTOR:


James W. Wright

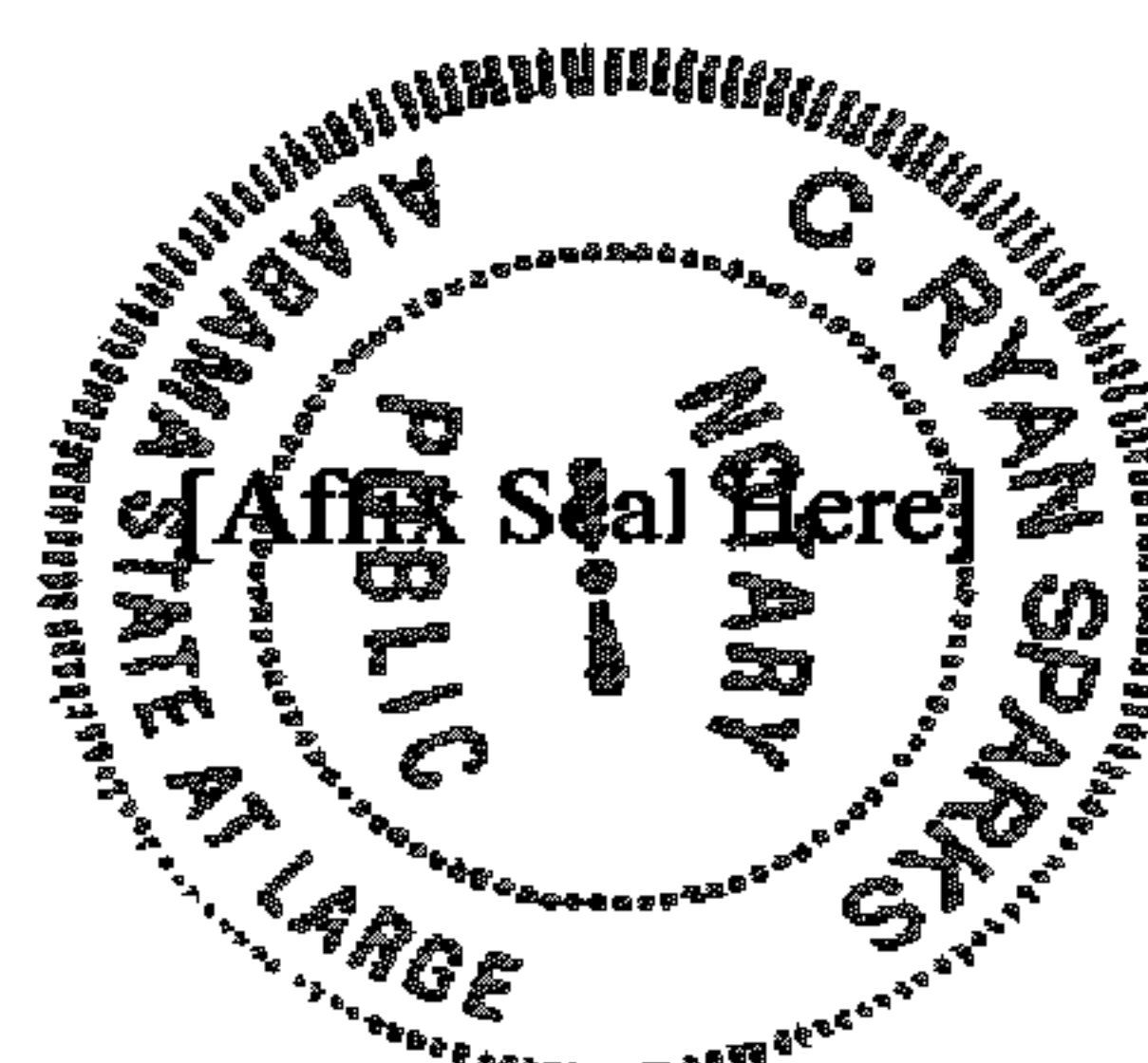
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that James W. Wright, 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, James W. Wright 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 January 7, 2019.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



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

Grantor's Name James W. Wright
 Mailing Address _____
5552 Surrey Lane
Birmingham, AL 35242

Grantee's Name Paul D. McClure
 Mailing Address Tamla T. McClure
4113 Milner Circle
Birmingham, AL 35242

Property Address 5552 Surrey Lane
Birmingham, AL 35242

Date of Sale 1/7/19
 Total Purchase Price \$ 218,500.00

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 1/7/19

Print C. Ryan Sparks

Unattested

(verified by)

Sign

(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
 01/07/2019 11:04:37 AM
 S239.50 CHERRY
 20190107000005340

Allen S. Byrd