

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Tracie Cranmer  
2613 Highway 55  
Wilsonville, AL 35186

## WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Seventy Five Thousand and no/00 Dollars (\$75,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **J. Kristopher Miller, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Tracie Cranmer, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

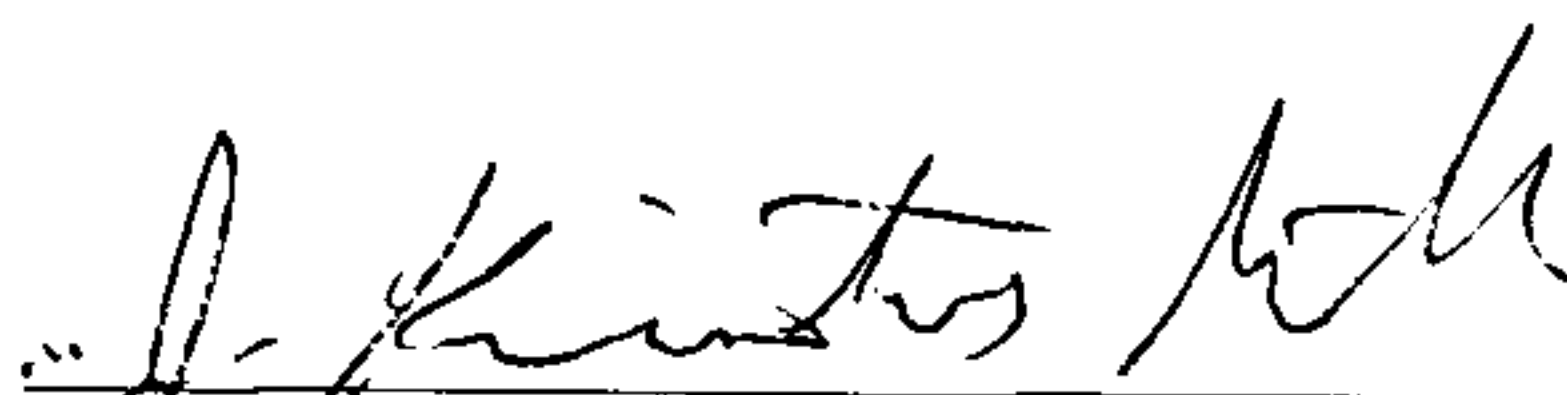
SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**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, 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.

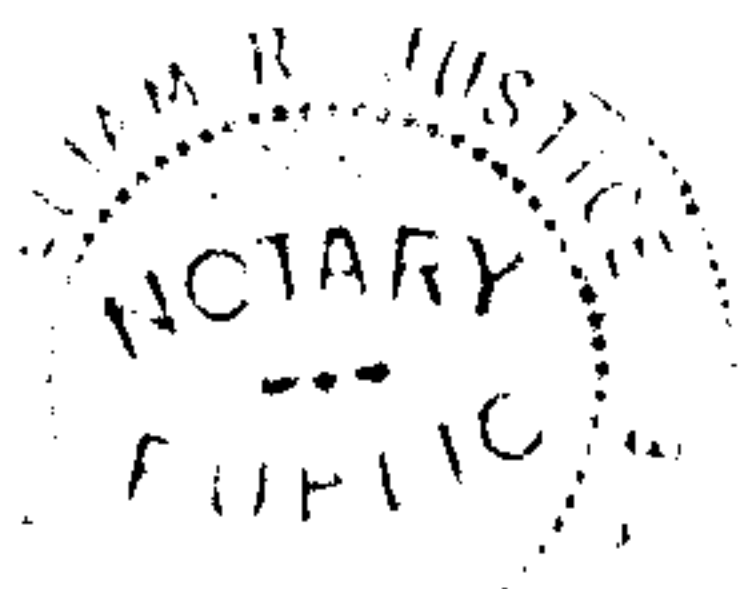
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
J. Kristopher Miller

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Kristopher Miller, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of June, 2019.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-11-19

Shelby County, AL 06/21/2019  
State of Alabama  
Deed Tax: \$75.00


  
20190621000221330 1/3 \$96.00  
Shelby Cnty Judge of Probate, AL  
06/21/2019 12:06:33 PM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION


Commence at the Northwest corner of Section 6, Township 21 South, Range 2 East; thence run Easterly along the North boundary line of said Section 6, a distance of 1319.00 feet to the Northeast corner of the NW 1/4 of NW 1/4 of said Section 6; thence turn an angle of 89 degrees 26 minutes 14 seconds to the right and run Southerly along the East boundary line of said NW 1/4 of NW 1/4, a distance of 31.39 feet to a point on the Northwest 33-foot right of way line of Alabama Highway No. 25; thence turn an angle of 30 degrees 19 minutes 05 seconds to the right and run Southwesterly along said right of way line a distance of 685.67 feet to a point; thence turn an angle of 89 degrees 18 minutes 48 seconds to the left and run Southeasterly a distance of 66.00 feet to an iron pipe found in place on the Southeast right of way line of Alabama Highway No. 25 and the point of beginning; thence continue along the same line of direction a distance of 215.93 feet (216.14 feet deed) to an iron pin found in place; thence turn an angle of 90 degrees 31 minutes 53 seconds to the left and run Northeasterly a distance of 125.00 feet to an iron pin set; thence turn an angle of 89 degrees 31 minutes 59 seconds to the left and run Northwesterly a distance of 216.14 feet to an iron pin found in place on the Southeast right of way line of Alabama Highway 25; thence turn an angle of 90 degrees 33 minutes 49 seconds to the left and run Southwesterly along said right of way line a distance of 124.77 feet (125.00 feet deed) to the point of beginning. Said parcel of land is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama.

According to survey of Lewis H. King, Jr., RLS #12487, dated March 27, 2001.

LESS AND EXCEPT:

Property conveyed to State of Alabama, recorded in Inst. No. 20130628000265940

*JAM*

  
20190621000221330 2/3 \$96.00  
Shelby Cnty Judge of Probate: AL  
06/21/2019 12:06:33 PM FILED/CERT

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantee's Name: Tracie Cranmer  
Mailing Address: 2613 Hwy 55  
Wilsonville, AL 35186

DATE: 6-19-19  
Total Purchase Price \$75,000.00

Actual Value or  
Assessor's Market Value \$ \_\_\_\_\_

☐ 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.

4 Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one  
x Print J. Kristopher M. Her

(Verified by)