

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Cedric Orlando Green  
979 Meriweather Drive  
Calera, AL 35040

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                   **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$147,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **SHERRI KRISTJANSSON, as Personal Representative of the ESTATE OF ALLEN WILLARD McCLURE, deceased, Probate Case No.PR-2019-000828; WILFRED ALLEN McCLURE, a married man, GARY ROY McCLURE, a married man, TAMERA VAUGHN, a married woman, and SHERRI KRISTJANSSON, a married woman, as Devises under the Will** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **CEDRIC ORLANDO GREEN** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 30, according to the Survey of The Meadows at Meriweather Phase 1, Second Addition, as recorded in Map Book 34, Page 92, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$147,000.00 of the above-recited consideration is being paid with a purchase money mortgage being recorded simultaneously herewith.

Allen W. McClure was the surviving grantee in that certain deed recorded in Instrument No. 20051109000587110; the other grantee therein, Esther V. McClure, having died on or about January 7, 2019.

Subject property is not the homestead of any of the Grantors or his/her spouse.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with his 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, **SHERRI KRISTJANSSON, as Personal Representative of the ESTATE OF ALLEN WILLARD McCLURE, deceased, Probate Case No.PR-2019-000828**, has set her hand and seal this the 22nd day of November, 2019.

*Sherri Kristjansson, Personal Rep*  
**SHERRI KRISTJANSSON, as Personal Representative  
of the ESTATE OF ALLEN WILLARD McCLURE,  
deceased, Probate Case No.PR-2019-000828**

STATE OF ALABAMA )

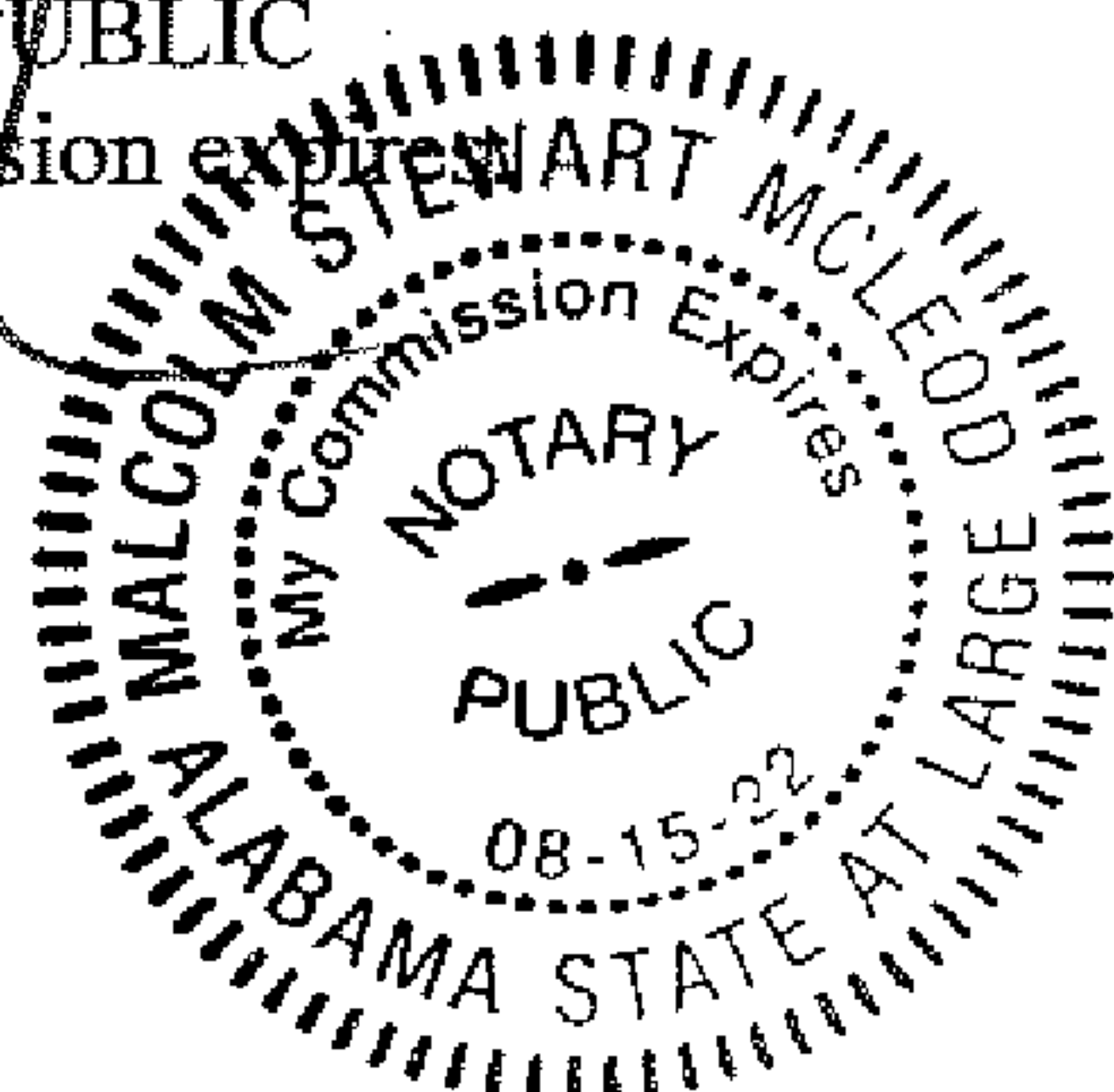
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SHERRI KRISTJANSSON, as Personal Representative of the ESTATE OF ALLEN WILLARD McCLURE, deceased, Probate Case No.PR-2019-000828**, 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 instrument, she, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of November, 2019.

NOTARY PUBLIC

My commission expires



IN WITNESS WHEREOF, said Grantor, **SHERRI KRISTJANSSON**, has set her hand and seal  
this the 22<sup>nd</sup> day of November, 2019.



**SHERRI KRISTJANSSON**, as Devisee

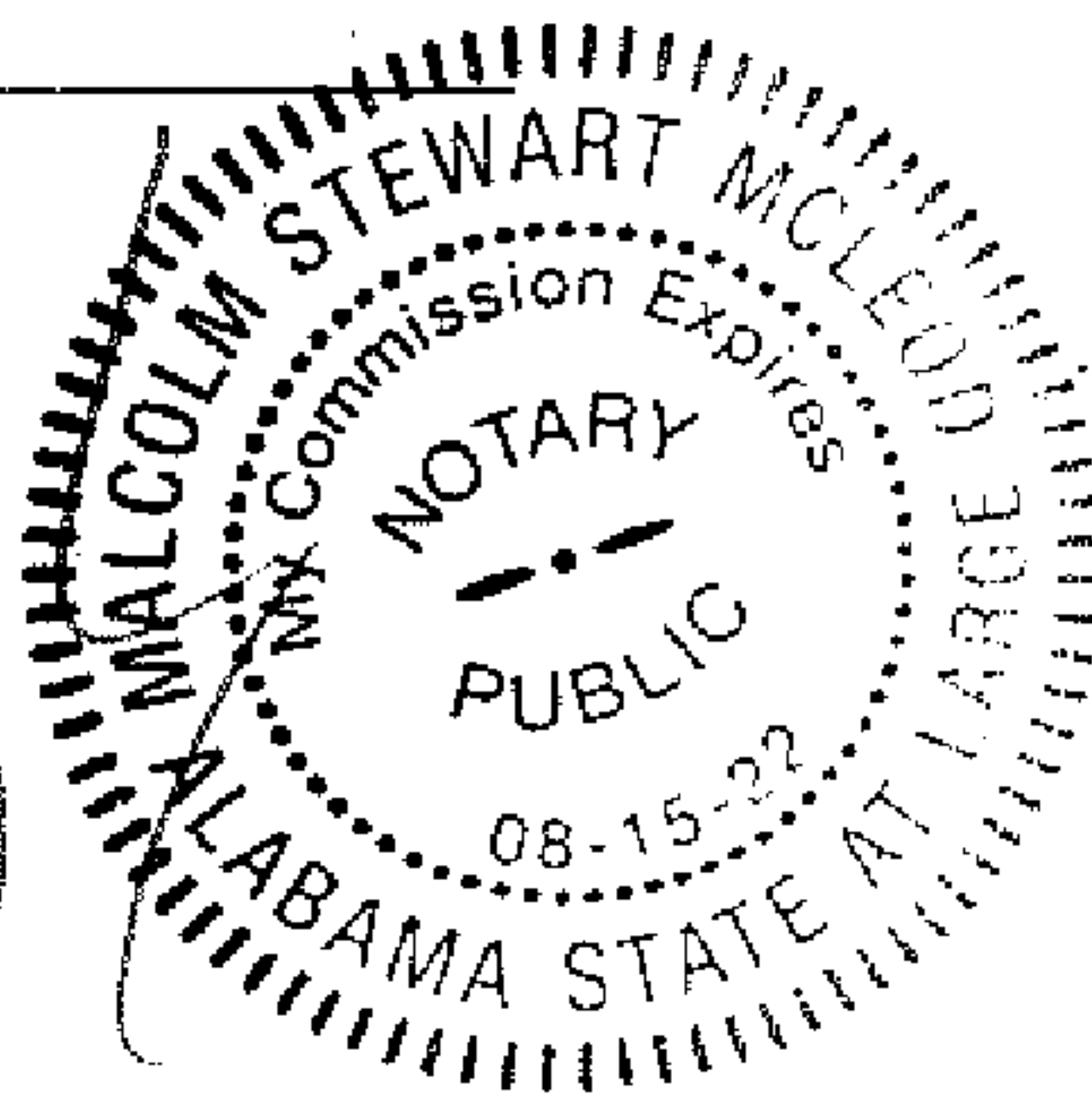
STATE OF ALABAMA        )

COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that  
**SHERRI KRISTJANSSON**, 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  
instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22<sup>nd</sup> day of  
November, 2019.

NOTARY PUBLIC  
My commission expires:



IN WITNESS WHEREOF, said Grantor, **GARY ROY McCLURE**, has set his hand and seal this the 20 day of November, 2019.

Gary Roy McClure

**GARY ROY McCLURE**, as Devisee

STATE OF New Jersey )

COUNTY OF Burlington )

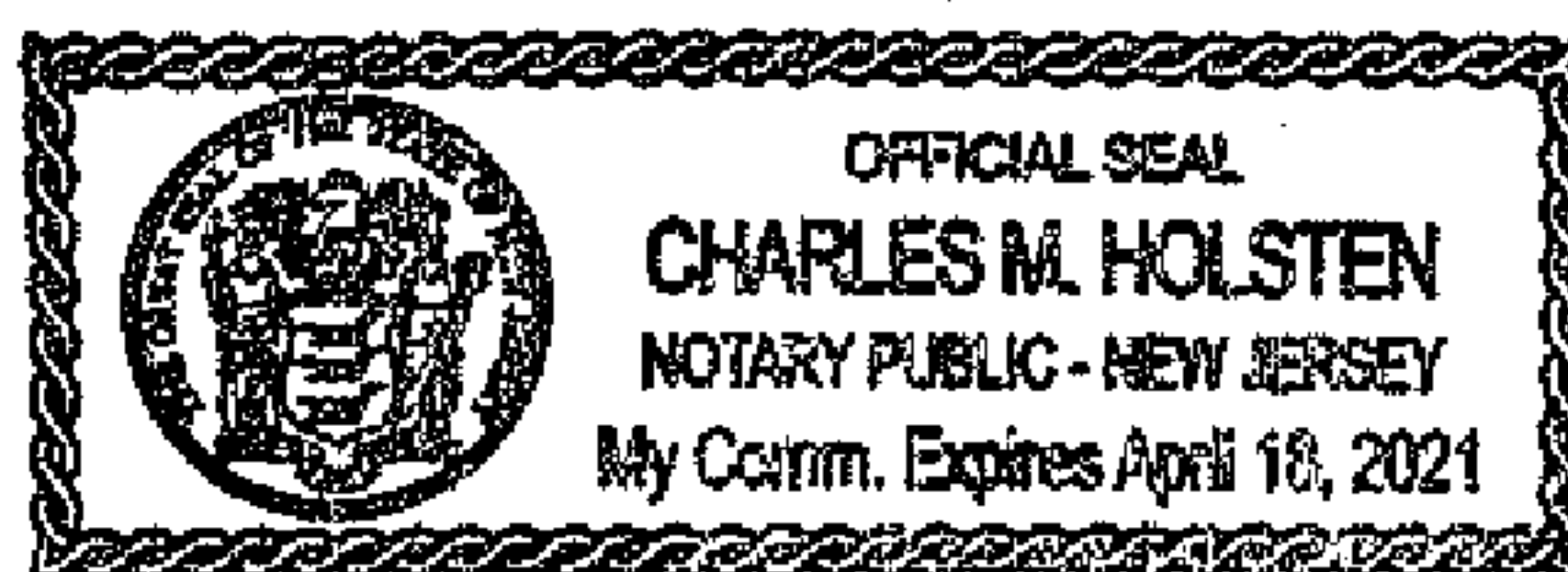
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **GARY ROY McCLURE**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20<sup>th</sup> day of November, 2019.

Charles M. Holsten

NOTARY PUBLIC

My commission expires: April 18, 2021



IN WITNESS WHEREOF, said Grantor, **TAMERA VAUGHN**, has set her hand and seal this the 21 day of November, 2019.

Tamera Vaughn  
**TAMERA VAUGHN, as Devisee**

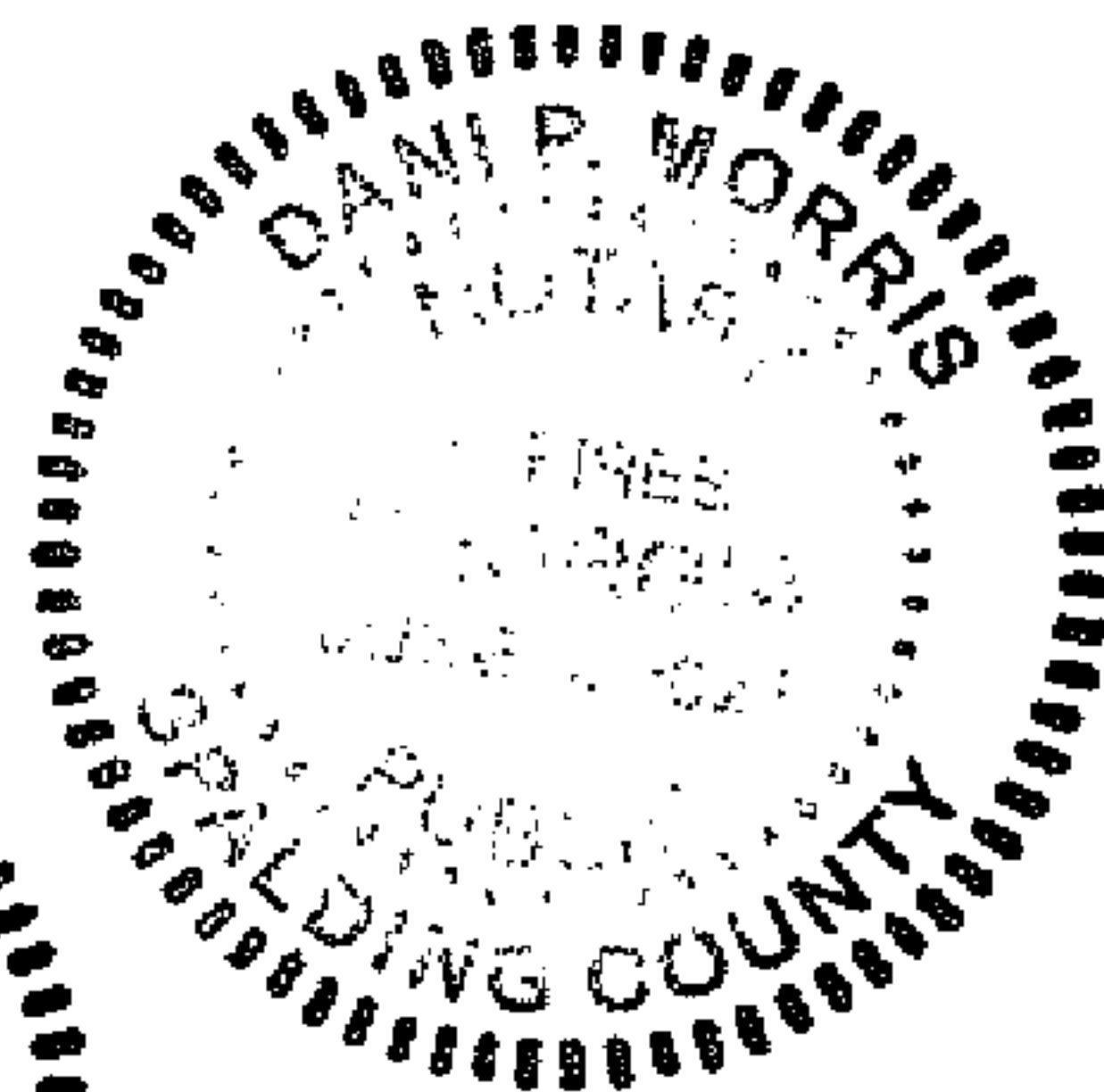
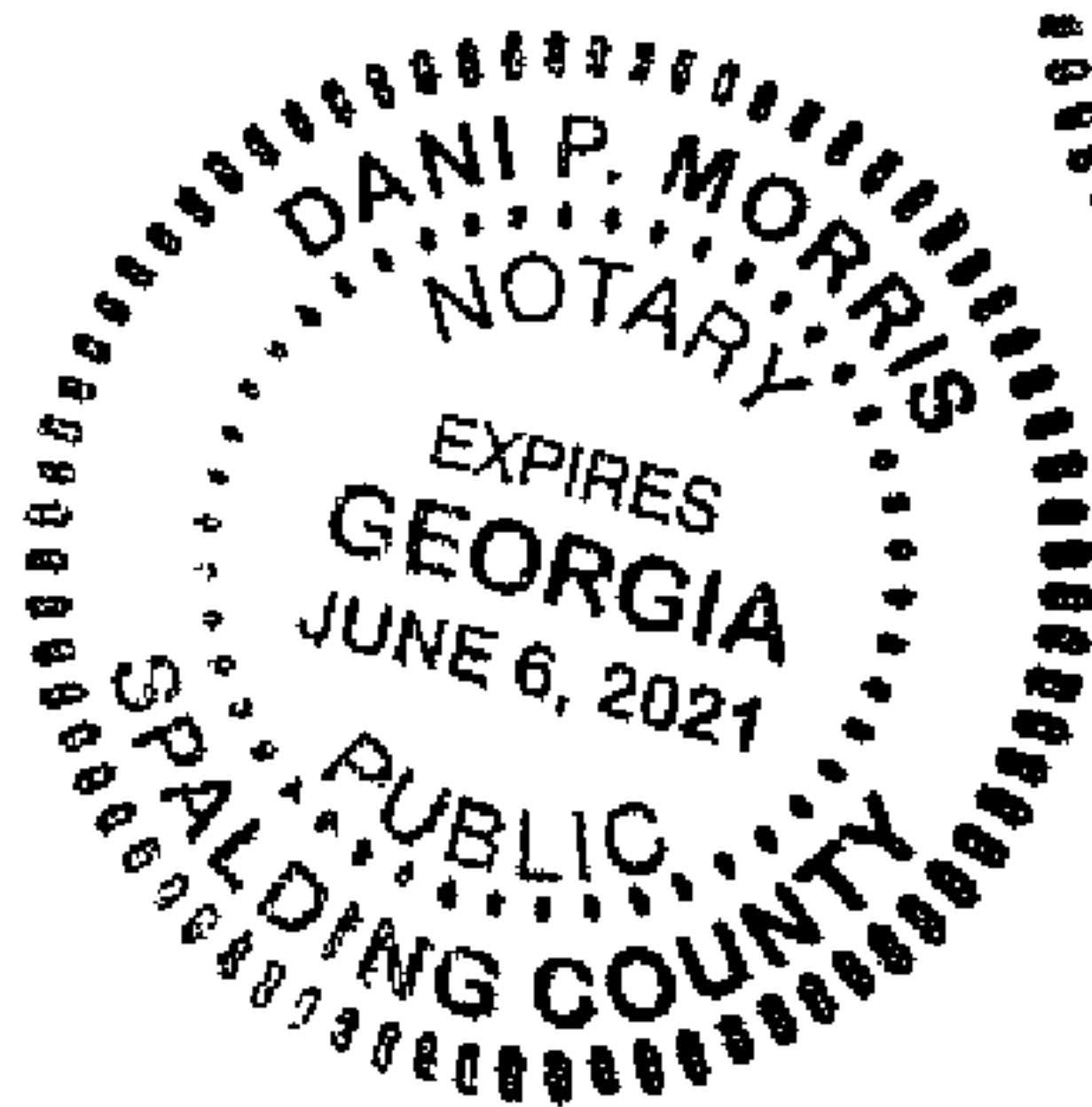
STATE OF Georgia )

COUNTY OF Spalding )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **TAMERA VAUGHN**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of November, 2019.

Dani P. Morris  
NOTARY PUBLIC  
My commission expires: 6-6-2021



IN WITNESS WHEREOF, said Grantor, **WILFRED ALLEN McCLURE**, has set his hand and seal this the 21<sup>st</sup> day of November, 2019.

W. A. McClure  
**WILFRED ALLEN McCLURE, as Devisee**

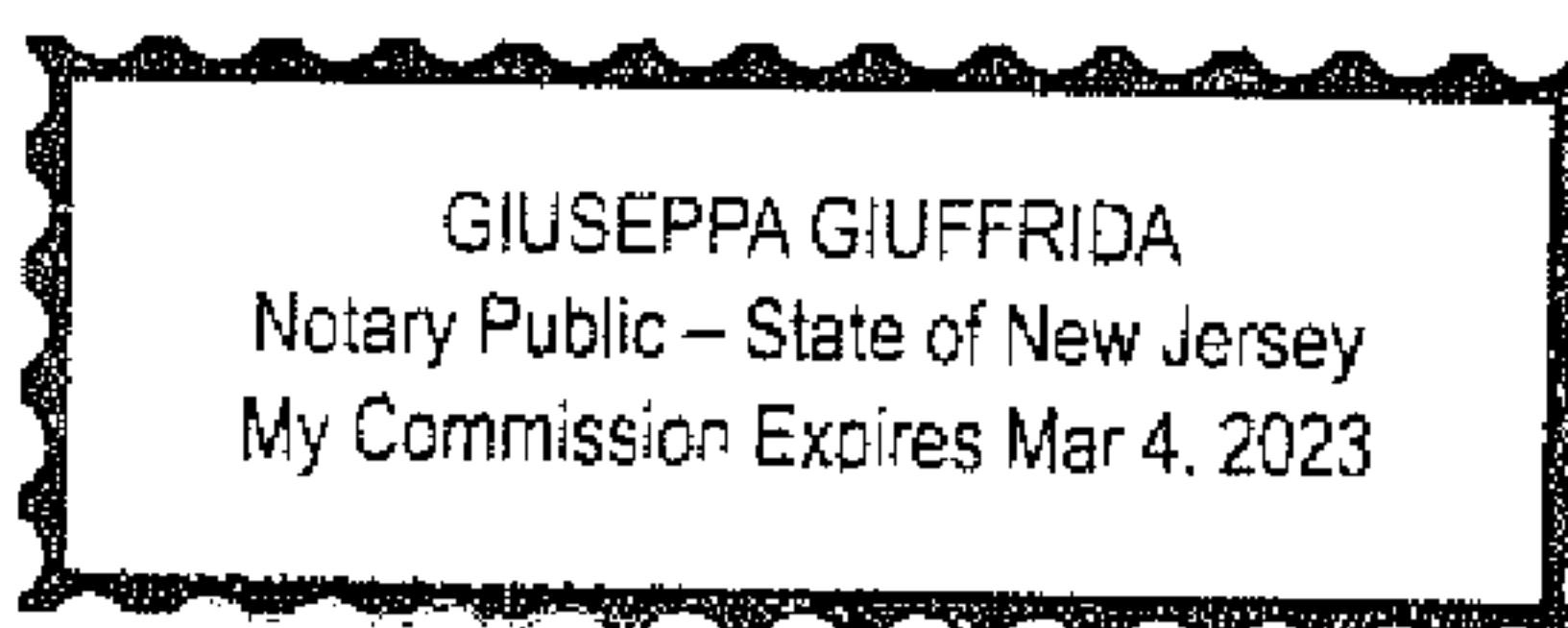
STATE OF NEW JERSEY )

COUNTY OF BURLINGTON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILFRED ALLEN McCLURE**, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21<sup>st</sup> day of November, 2019.

Giuseppa Giuffrida  
**NOTARY PUBLIC**  
My commission expires:





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

Grantor's Name	<b>ESTATE OF ALLEN WILLARD MCCLURE</b>	Grantee's Name	<b>CEDRIC GREEN</b>
Mailing Address	<b>1008 LOCKSLEY CIRCLE BIRMINGHAM, AL 35242</b>	Mailing Address	<b>979 MERIWEATHER DRIVE CALERA, AL 35040</b>
Property Address	<b>979 MERIWEATHER DRIVE CALERA, AL 35040</b>	Date of Sale	<b>November 22, 2019</b>
		Total Purchase Price	<b>\$147,000.00</b>
		or	
		Actual Value	<b>\$</b>
		or	
		Assessor's Market Value	<b>\$</b>

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 type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 **November 22, 2019**

Unattested

(verified by)

Print **Malcolm S. McLeod**

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/25/2019 02:50:37 PM  
\$45.00 CHARITY  
20191125000438120

*Allen S. Bayl*