

This Instrument was Prepared by:

Send Tax Notice To: Michelle Bradford

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

30992 Hwy 28
Willsville, AL 35186

File No.: S-20-26536

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Seven Thousand Dollars and No Cents (\$157,000.00)**, 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 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michelle Bradford**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

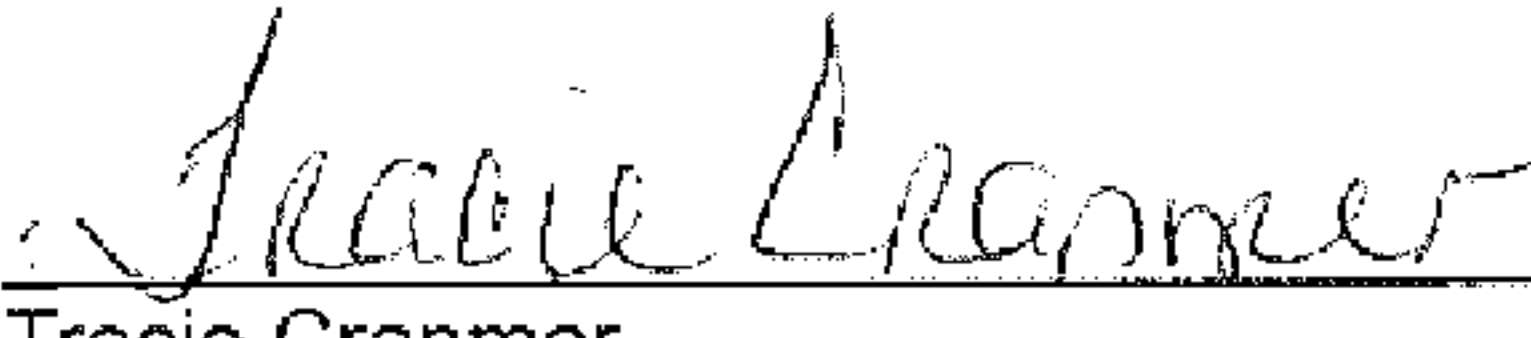
No part of the homestead of the Grantor herein or her spouse.

\$158,585.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of March, 2021.



Tracie Cranmer

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Tracie Cranmer, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 5th day of March, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

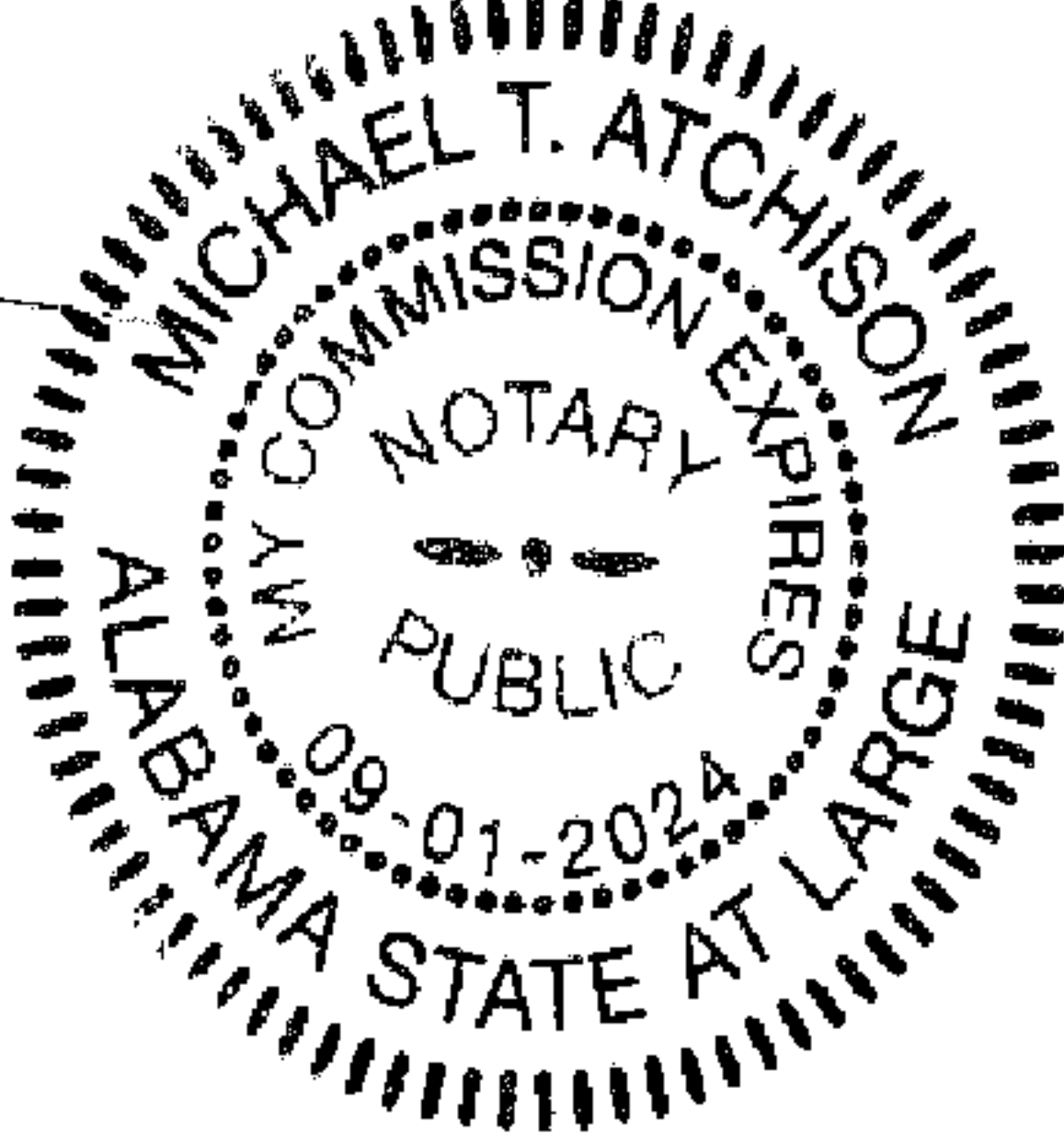


EXHIBIT "A"
LEGAL DESCRIPTION

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, Probate Office, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL 20210305000112570 03/05/2021 03:24:20 PM DEEDS 3/3
03/05/2021 03:24:20 PM
\$29.00 MIST
20210305000112570

Allen S. Boyd

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	Grantee's Name	Michelle Bradford
Mailing Address	<u>2613 Hwy 55</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>30992 Hwy 25</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>30992 Highway 25</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 05, 2021</u>
		Total Purchase Price	<u>\$157,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 March 04, 2021

Print Tracie Cranmer

Unattested

Sign Tracie Cranmer
(Grantor/Grantee/Owner/Agent) circle one

(verified by)