

This instrument was prepared without benefit of title evidence or survey by;

William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF  
SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Walter M. McCranie and wife Nellie Grace McCranie (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Walter M. McCranie, Nellie Grace McCranie, and Stanley W. McCranie (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either of the survivors then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**Parcel 1**

Commence at the southwest corner of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, and run North 2 deg. 30 min. West along the West boundary of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , 117 feet to the Northerly right of way line of U.S. Highway No. 280 to the point of beginning; thence Southeasterly along the North boundary of said right of way of said Highway 300 feet to a point; thence Northerly and parallel with the West boundary of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  to the Southerly right of way of the Atlantic Coast Line Railroad; thence Southwesterly along said Railroad right of way to its intersection with the West boundary of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence Southerly along the West boundary of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  540 feet, more or less, to point of beginning.

**Parcel 2**

All that part of the NW $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East that lies North of the right of way of the A. B. & C. Railroad. Also all that part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 28, Township 19 South, Range 2 East, which lies North of the A. B. & C. Railroad right of way.

Also, the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 29, Township 19 South, Range 2 East, EXCEPT 9



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Shelby Cnty Judge of Probate, AL  
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acres in the NW corner belonging to D. B. Kimbrough, and also EXCEPT that portion sold by J. C. Brumbaugh and wife, Ethel Brumbaugh to Ralph Cadell and Rosa Lee Wyatt which is described as follows: Part of the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 29, Township 19 South, Range 2 East, described as follows: Begin at a car axle at the NW corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 29, Township 19 South, Range 2 East; thence North 2 deg. 30 min. West 702 feet; thence North 87 deg. 30 min. East 396 feet; thence South 27 deg. 30 min. East 2235 feet to the SE corner of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 29, Township 19 South, Range 2 East; thence South 87 deg. 30 min. West 1322.6 feet to the Southwest corner of said SE $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence North 2 deg. 30 min. West 1322.0 feet to point of beginning of said Exception, containing 40.13 acres, more or less.

#### Parcel 3

The S $\frac{1}{2}$  of SW $\frac{1}{4}$ , Section 21, Township South, Range 2 East.

#### Parcel 4


Commence at the NE Corner of Section 9, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 00 deg. 13 min. 51 sec. W, a distance of 1789.76 feet to the POINT OF BEGINNING; thence continue along the last course a distance of 887.27 feet; thence S 89 deg. 51 min. 06 sec. W a distance of 1440.53 feet; thence N 00 deg. 13 min. 51 sec. E a distance of 950.75 feet to a point in the center of Shelby County Highway 449 (Tanyard Road); thence N 81 deg. 58 min. 04 sec. E and along said centerline a distance of 29.25 feet to the beginning of a curve to the right, having a radius of 775.00 feet, a central angle of 10 deg. 08 min. 25 sec., and subtended by a chord which bears N 87 deg. 02 min. 17 sec. E, and a chord distance of 136.98 feet; thence along the arc of said curve and said centerline a distance of 137.16 feet; thence S 87 deg. 53 min. 31 sec. E and along said centerline a distance of 1052.47 feet to the beginning of a curve to the right having a radius of 750.00 feet, a central angle of 17 deg. 15 min. 33 sec., and subtended by a chord which bears S 81 deg. 46 min. 27 sec. E a distance of 225.07 feet; thence along the arc of said curve and said centerline a distance of 225.92 feet to the POINT OF BEGINNING. Said Parcel containing 31.02 acres more less, less and except any R.O.W.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivors of them for and during their joint lives, and upon the death of either of the survivors then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 12th day of April, 2021.

  
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Walter M. McCranie  
Walter M. McCranie

Nellie Grace McCranie  
Nellie Grace McCranie

STATE OF ALABAMA

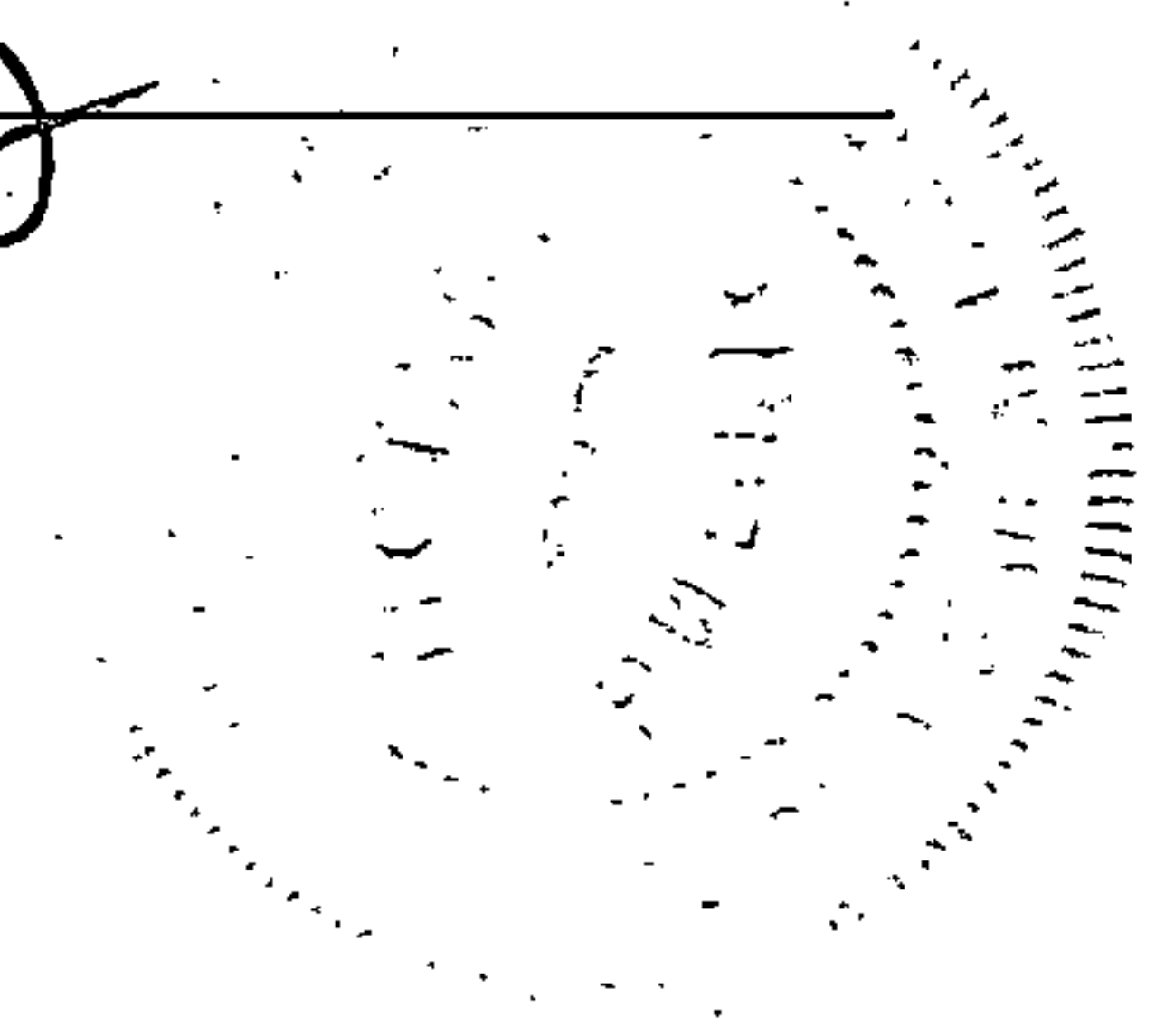
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter M. McCranie and Nellie Grace McCranie, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2021.

Michele Ly  
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 Walter M. & Nellie Grace McCranie  
Mailing Address P.O. Box 201  
Harpersville, AL 35078

Grantee's Name see deed  
Mailing Address P.O. Box 201  
Harpersville, AL 35078

Property Address \_\_\_\_\_

Date of Sale 4/12/2021

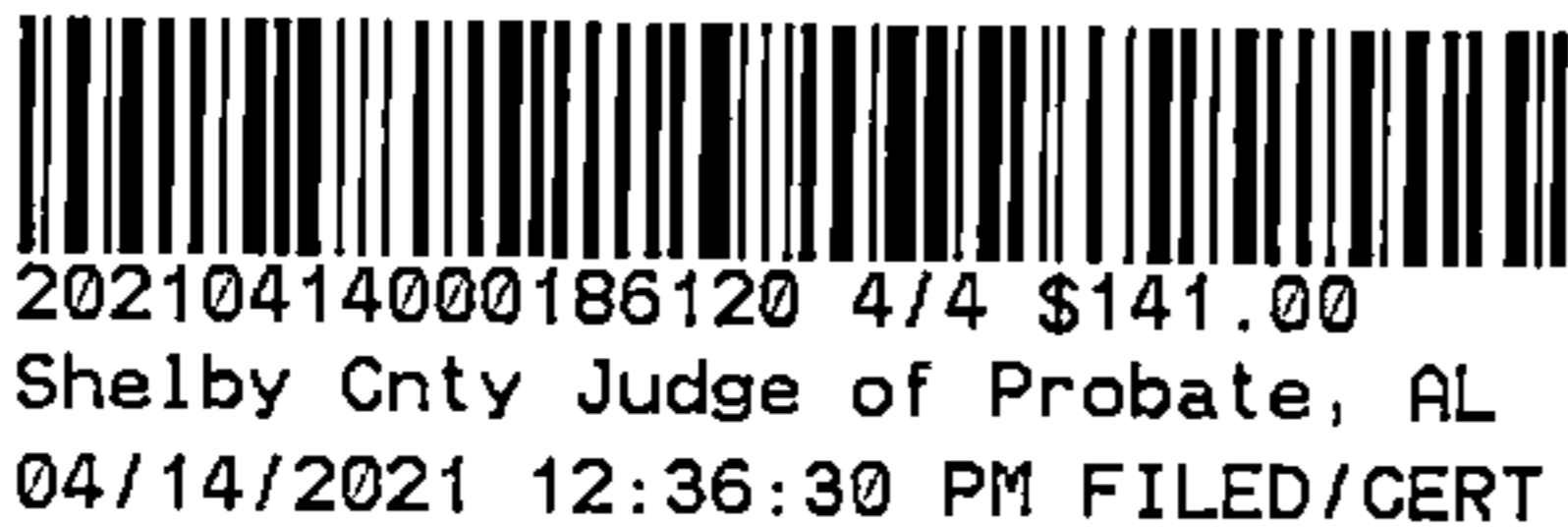
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ 325,987.00 1/3 interest 108,662

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 ☐ Appraisal  
☐ Sales Contract ☒ Other 1/3 assessor's current market value  
☐ 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 4/12/2021

Print Walter M. McCranie

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Walter M. McCranie  
(Grantor/Grantee/Owner/Agent) circle one