

**RECORDING REQUESTED BY:**

JOHN CALEB THREADCRAFT  
JESSICA THREADCRAFT  
140 PIN OAK DRIVE  
CHELSEA, AL 35043

**PREPARED BY:**

LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44 MONROEVILLE, AL 36461

**SEND TAX MESSAGE TO:**

JOHN CALEB THREADCRAFT  
JESSICA THREADCRAFT  
140 PIN OAK DRIVE  
CHELSEA, AL 35043

**20210617000295050**

**06/17/2021 09:17:05 AM**

**DEEDS 1/4**

**WARRANTY DEED**

For good consideration, I (we) **JOHN CALEB THREADCRAFT, A MARRIED MAN WHO ACQUIRED TITLE WITHOUT A MARITAL STATUS AND HAL THREADCRAFT, A MARRIED MAN HEREIN JOINED BY HIS SPOUSE MARION THREADCRAFT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 140 PIN OAK DRIVE, CHELSEA, AL 35043, hereby bargain, deed and convey to **JOHN CALEB THREADCRAFT AND JESSICA THREADCRAFT, A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 140 PIN OAK DRIVE, CHELSEA, AL 35043, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 235A, ACCORDING TO THE RESURVEY OF LOTS 235, 236 & 237 OF YELLOWLEAF RIDGE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**APN: 098270001018003**

**Property Address: 140 PIN OAK DRIVE, CHELSEA, AL 35043**

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

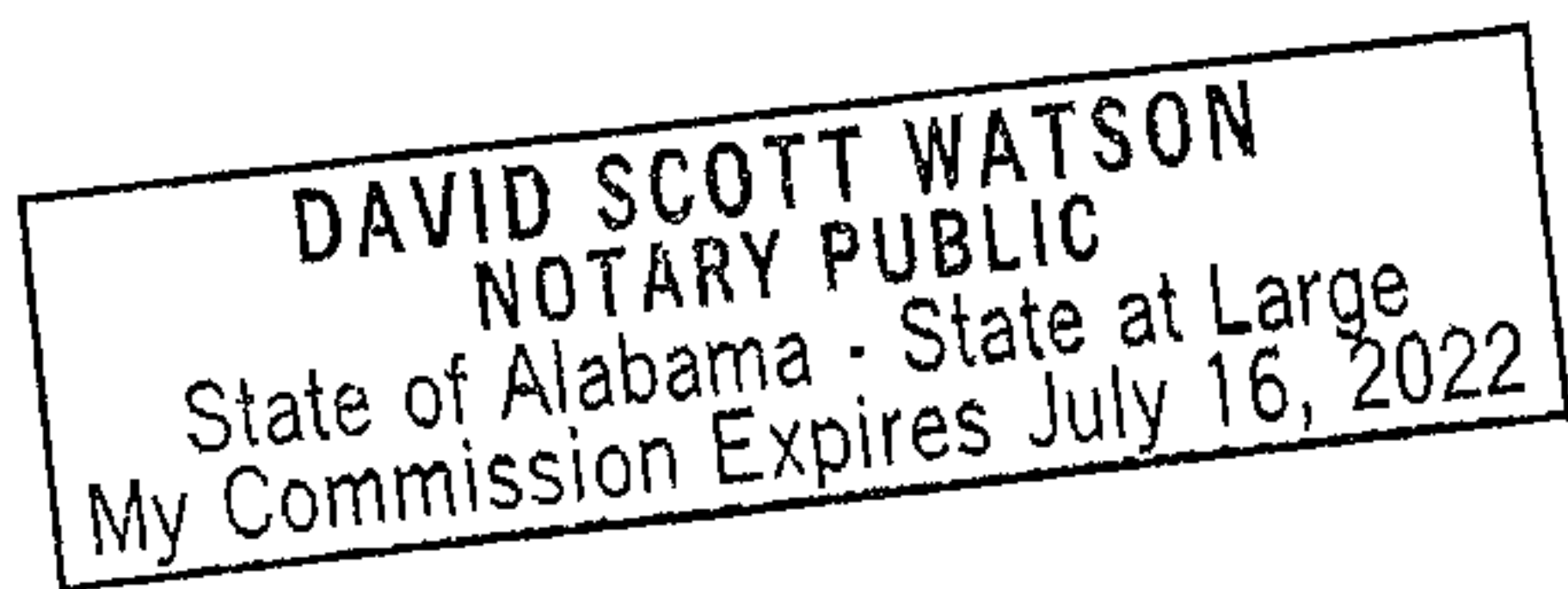
WITNESS the hands and seal of said Grantor(s) this 10 day of June, 2021.

  
JOHN CALEB THREADCRAFT

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, David Scott Watson, a Notary Public, hereby certify that **JOHN CALEB THREADCRAFT** 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 this 10 day of June, 2021.





Notary Public

WITNESS the hands and seal of said Grantor(s) this 7 day of June, 2021.

  
HAL THREADCRAFT

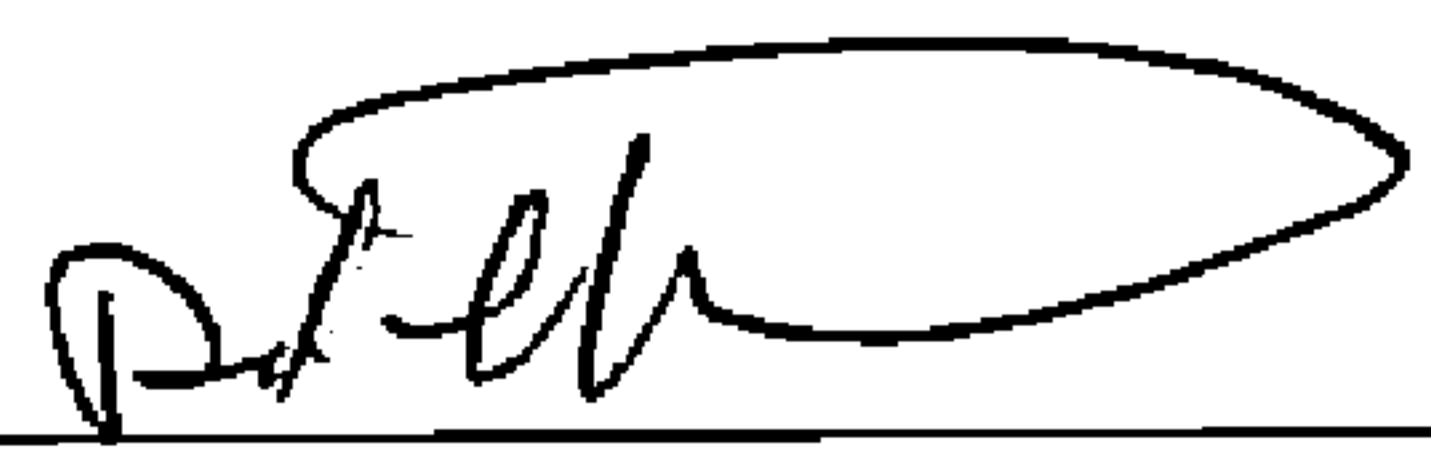
  
MARION THREADCRAFT

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, David Scott Watson, a Notary Public, hereby certify that HAL THREADCRAFT and MARION THREADCRAFT 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 this 7 day of June, 2021.

DAVID SCOTT WATSON  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires July 16, 2022

  
Notary Public

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John Caleb Threadcraft & Hal Threadcraft  
Mailing Address 140 Pin Oak Drive  
Chelsea, AL 35043

Grantee's Name John Caleb Threadcraft & Jessica Threadcraft  
Mailing Address 140 Pin Oak Drive  
Chelsea, AL 35043

Property Address 140 Pin Oak Drive  
Chelsea, AL 35043

Date of Sale  
Total Purchase Price \$ **137,500.00**  
or  
Actual Value \$

20210617000295050 06/17/2021 09:17:05 AM DEEDS 4/4 or  
Assessor's Market Value \$ 274,500

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  
☐ 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 6-10-2021

Print John Caleb Threadcraft Jessica Threadcraft

Unattested   
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/17/2021 09:17:05 AM  
\$169.50 CHERRY  
20210617000295050

Allen S. Byrd

Form RT-1