

20210722000354760
07/22/2021 08:42:34 AM
DEEDS 1/3

This Instrument was Prepared by:

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

File No.: MV-21-27366

Send Text Notice To: George McCrary
Gisella McCrary
48 Apache Drive
Wilsonville, AL 35136

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Thirty Thousand Dollars and No Cents (\$30,000.00), 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, Janet Westburg, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto George McCrary and Gisella McCrary, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving spouse of David R. Westburg, who is deceased, having died on February 16, 2020. David R. Westburg was the surviving grantee in that certain deed recorded in Real Book 243, Page 49, Probate Office, Shelby County, Alabama. The other grantee, Jan M. Westburg, is deceased, having died on or about January 18, 1998.

\$0.00 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 Grantees for and 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 such survivor forever, together with every contingent remainder and right of reversion.

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 16 day of July, 2021.

Janet Westburg
Janet Westburg

State of GA

County of Walton

I, John Breedlove a Notary Public in and for the said County in said State, hereby certify that Janet Westburg, 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 16 day of July, 2021.

John Breedlove
Notary Public, State of GA
My Commission Expires: 10-17-23

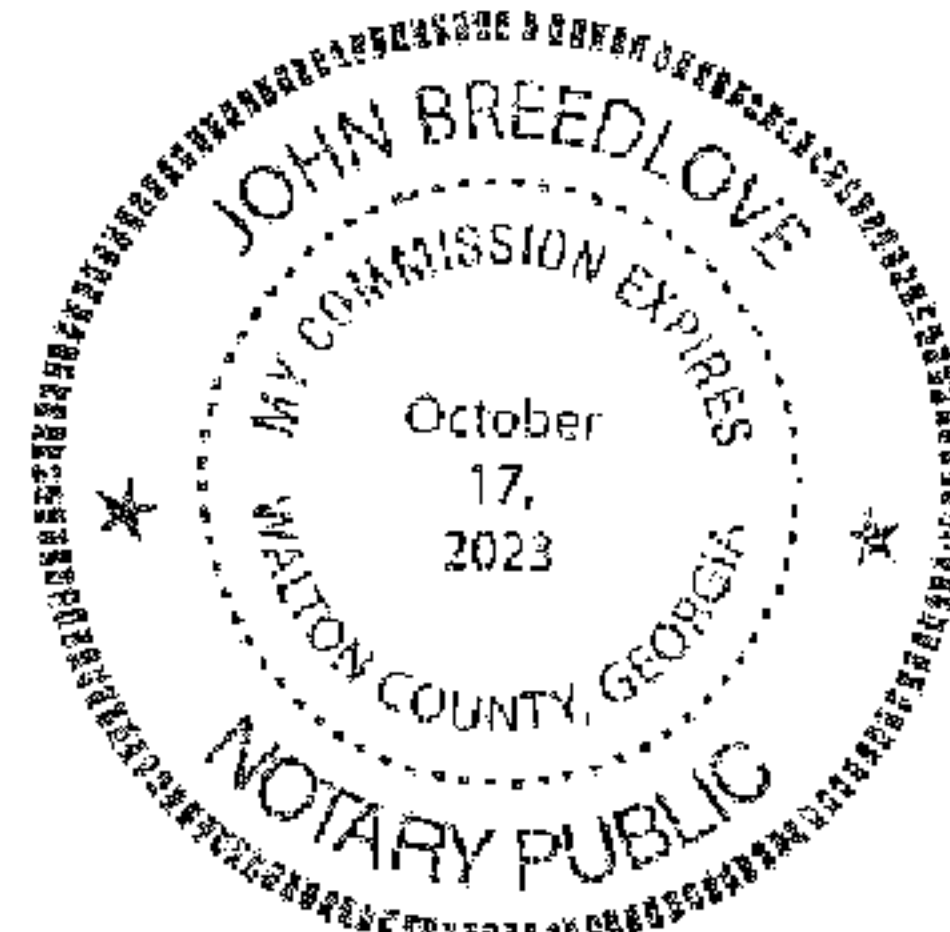


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 East of the Huntsville Principal Meridian, Shelby County, Alabama, more particularly described as follows:
Commence at the SE corner of the SE 1/4 of the SE 1/4 of said Section 7, Township 21 South, Range 2 East; thence North along the East line of said SE 1/4 of the SE 1/4 of said section for a distance of 376.40 feet; thence at an angle to the left of 79 degrees 40 minutes and in a northwesterly direction for a distance of 312.40 feet to the point of beginning; thence at an angle to the left of 10 degrees 24 minutes and in a westerly direction for a distance of 297.30 feet; thence 102 degrees 52 minutes 47 seconds right and run northerly for 196.69 feet; thence 104 degrees 02 minutes 43 seconds right and run southeasterly for 255.74 feet; thence 44 degrees 31 minutes right and run southerly for 80.0 feet to the point of beginning.
Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Janet Westburg

Grantee's Name George McCrary

Gisella McCrary

Mailing Address

Mailing Address

49 Apache Drive

106 Baker St
 Royston, GA 30662

Wilsonville, AL 35186

Property Address 2605 Hebb Rd.

Wilsonville, AL 35186

Date of Sale July 12, 2021

Total Purchase Price \$30,000.00

or

Actual Value

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☐ 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 July 15, 2021

Unattested

(verified by)

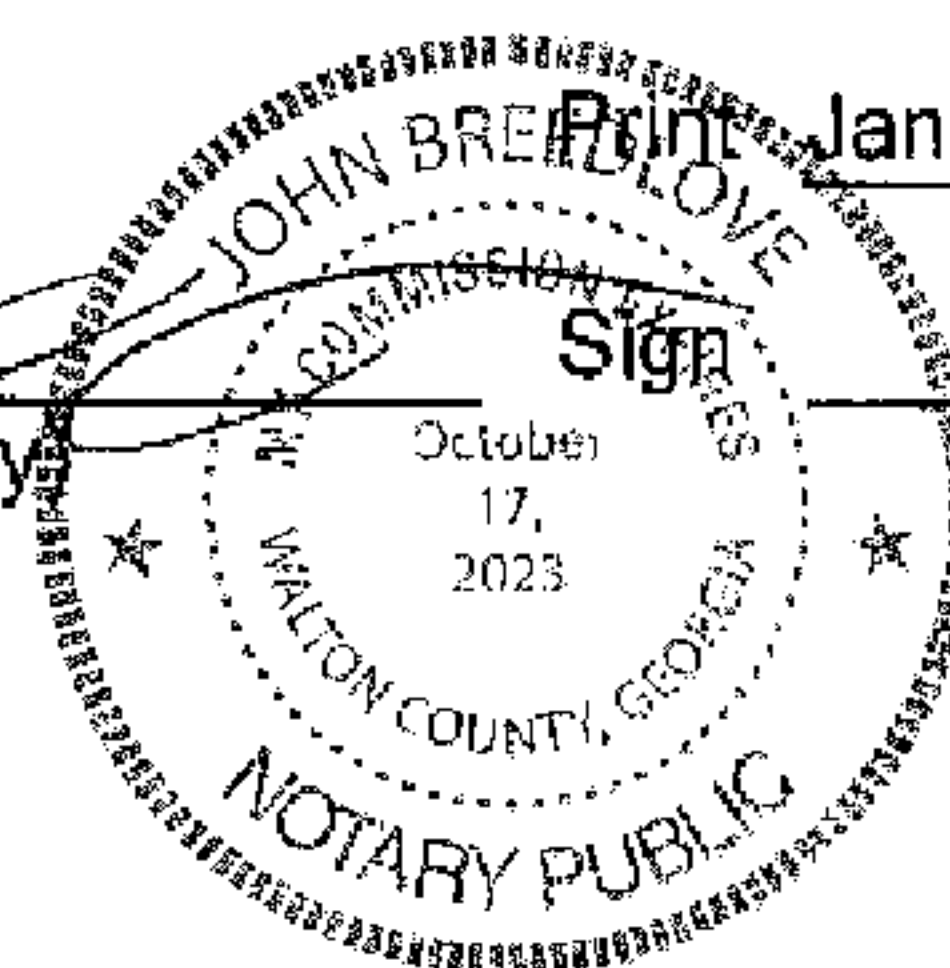
Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2021 08:42:34 AM
 \$58.00 CHERRY
 20210722000354760

Allen S. Byrd



Form RT-1