

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Jessica F. McCall  
6025 Highway 51  
Wilsonville, Alabama 35186

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **SEVEN HUNDRED EIGHTY FIVE THOUSAND AND NO/100 (\$785,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **STEVEN ANDREW HANNA and CARA C. HANNA, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **JESSICA F. MCCALL**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land situated in Section 5, Township 29 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of the NW ¼ of the NE ¼ of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said ¼ ¼ section a distance of 238.85 feet to a point; thence turn an interior angle of 136 deg. 47 min. 00 sec. and run to the right in a Northeasterly direction a distance of 354.93 feet to a point; thence turn an interior angle of 132 deg. 33 min. 00 sec. and run to the right in an Easterly direction a distance of 727.50 feet to a point on the Westerly right of way line of a county road; thence turn an interior angle of 106 deg. 10 min. 00 sec. and run to the right in a Southerly direction along the Westerly right of way line of said county road a distance of 516.46 feet to a point on the South line of NW ¼ of the NE ¼ of Section 5; thence turn an interior angle of 74 deg. 03 min. 30 sec. and run to the right in a Westerly direction along the South line of said ¼ ¼ section a distance of 1108.53 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to:

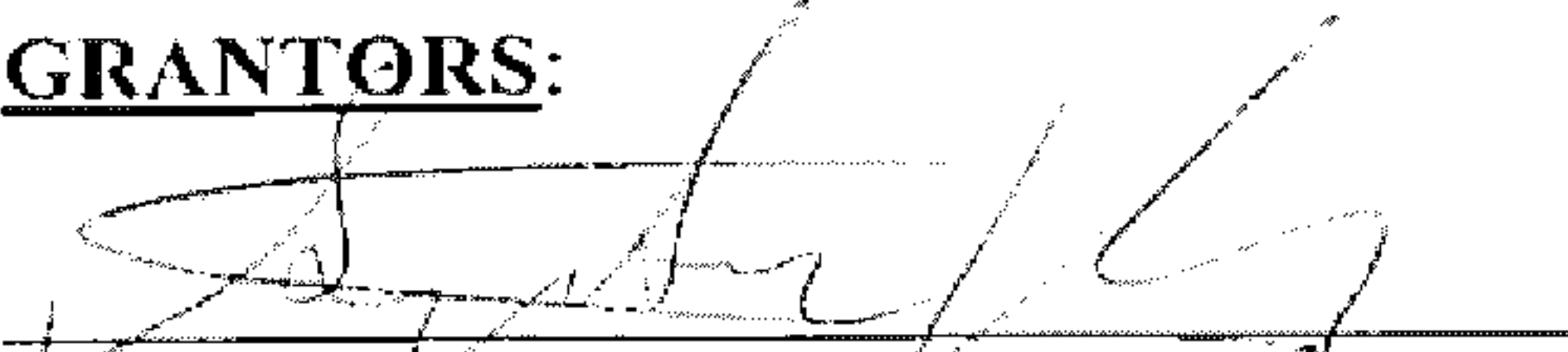
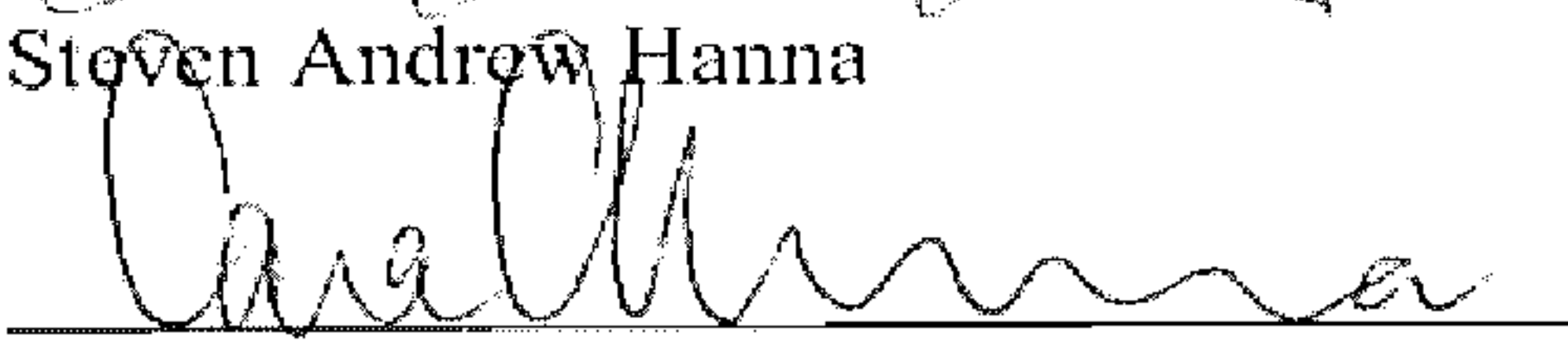
1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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

**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

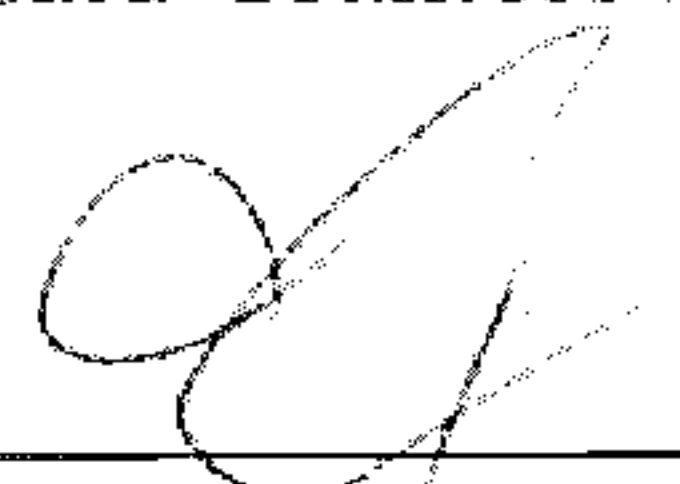
**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of July 29, 2021.

**GRANTORS:**  
  
Steven Andrew Hanna  
  
Cara C. Hanna

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Steven Andrew Hanna and Cara C. Hanna, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Steven Andrew Hanna and Cara C. Hanna each executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of July 29, 2021.

  
C. Ryan Sparks, Notary Public  
My Commission Expires: December 10, 2023



Real Estate Sales Validation Form

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

Grantor's Name: Steven Andrew Hanna; Mailing Address: Cara C. Hanna, 6025 Highway 51, Wilsonville, AL 35186; Grantee's Name: Jessica F. McCall; Mailing Address: 6024 Highway 51, Wilsonville, AL 35186; Property Address: 6025 Highway 51, Wilsonville, AL 35186; Date of Sale: 7/29/21; Total Purchase Price: \$ 785,000.00; Actual Value: \$; 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 (checked), Sales Contract, Closing Statement, Appraisal, Other

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: 7/29/21; Print: C. Ryan Sparks; Sign: [Signature]; Unattested: [Signature]; (verified by); (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 08/02/2021 12:15:00 PM \$224.50 JOANN 20210802000371690

Allen S. Boyd