



20211103000532860 1/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/03/2021 11:43:14 AM FILED/CERT

Send Tax Notice To & This Instrument Prepared By:
John Harper Irvin
2008 King Charles Court
Alabaster, AL 35007

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *One Hundred Thirty Three Thousand Dollars (\$133,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

John A. McCraw, an unmarried man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John Harper Irvin,

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

\$106,400.00 of the above consideration is being paid by a mortgage, which is filed 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 said grantee(s), 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **29th day of October, 2021.**



John A. McCraw (Seal)



20211103000532860 2/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/03/2021 11:43:14 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said
County in said State, hereby certify that **John A. McCraw**, 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 **29th** day of **October, 2021**.

Notary Public

My Commission Expires: 10-6-2023





20211103000532860 3/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/03/2021 11:43:14 AM FILED/CERT

Exhibit "A" Legal Description

Lot 96 of Kingwood, Third Addition, as recorded in Map Book 7, Page 26, in the Office of the Judge of Probate of Shelby County, Alabama. LESS AND EXCEPT that part of said Lot 96 more particularly described as follows: Begin at the Northeast corner of said Lot 96; thence in a Southerly direction along the East property line of said Lot 96 a distance of 22.07 feet; thence 88 degrees, 39 minutes, 45 seconds right, in a Westerly direction, a distance of 153.05 feet to a point on the Southwest property line of said Lot 96; thence 63 degrees, 53 minutes, 15 seconds right, in a Northwesterly direction along said Southwest property line, a distance of 28.9 feet to the Northwest corner of said Lot 96; thence 117 degrees, 27 minutes right, in an Easterly direction along the North line of said Lot 96, a distance of 166.40 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



20211103000532860 4/4 \$58.00
Shelby Cnty Judge of Probate, AL
11/03/2021 11:43:14 AM FILED/CERT

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 A. McCraw
Mailing Address 2008 King Charles Ct.
Alabaster, AL 35007

Grantee's Name John Harper Irvin
Mailing Address 2008 King Charles Ct.
Alabaster, AL 35007

Property Address 2008 King Charles Ct.
Alabaster, AL 35007

Date of Sale October 29, 2021
Total Purchase Price \$ 133,000.00
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
☐ 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 10-29-2021

Print John Harper Irvin

Unattested

Bryan Gregg
(verified by)

Sign

John Harper Irvin

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1