

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



20220209000058680 1/4 \$53.00
Shelby Cnty Judge of Probate, AL
02/09/2022 02:49:56 PM FILED/CERT

WHEN RECORDED RETURN TO:

James R Kramer
207 Sycamore Lane
Alabaster, Alabama, 35007

WARRANTY DEED

THE GRANTOR(S),

- Rosalea A. Kramer, a widow,

for and in consideration of: One Dollar (\$1.00), consideration of the love, care and affection provided to me over the last twenty-five years, and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Rosalea A. Kramer or James R. Kramer, as tenants in common, with individual rights of sale

he following described real estate, situated in Alabaster, in the County of Shelby, State of Alabama:

Legal Description:

A parcel of land lying in the NW 1/4; NE 1/4; sec. 13; T21S; R3W, and more particularly described as follows: Starting at the NE corner of the said NW 1/4; NE 1/4; sec 13, T21S; R3W, run S 84 degrees 30' W a distance of 178.18 feet to an iron marker on the northwest right of way line of the Elliottsville-Saginaw Road by a stream, at the NE end of a stone bridge. Thence turn an angle of 59 degrees 12' to the left and run southwesterly a distance of 240.0 feet to an iron marker on the SE right of way line of the said Elliottsville-Saginaw Road, near the bank of a stream. Thence turn an angle of 60 degrees 13' to the left and run southeasterly a distance of 64.2 feet to

Shelby County, AL 02/09/2022
State of Alabama
Deed Tax: \$25.00

an iron marker, the point of beginning. Thence turn an angle of 44 degrees 16; to the right and run southwesterly a distance of 90.1 feet to an iron marker. Thence turn an angle of 8 degrees 14' to the left and turn southerly a distance of 181.1 feet to an iron marker. Thence turn an angle of 72 degrees 01' to the left and run southeasterly a distance of 76.1 feet to an iron marker. Thence turn an angle of 107 degrees 34; to the left and run northeasterly, along a property line, a distance of 240.0 feet to an iron marker by a road. Thence turn an angle of 48 degrees 52' to the left and run northwesterly a distance of 81.6 feet to the point of beginning. Said parcel of land lies in the said NW 1/4 of the NE 1/4; sec 13; T21S; R3W, and contains 0.42 acres, more or less.

There are to be no wells drilled or dug on the above-described property.

This instrument was prepared without the benefit of survey and title examination.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

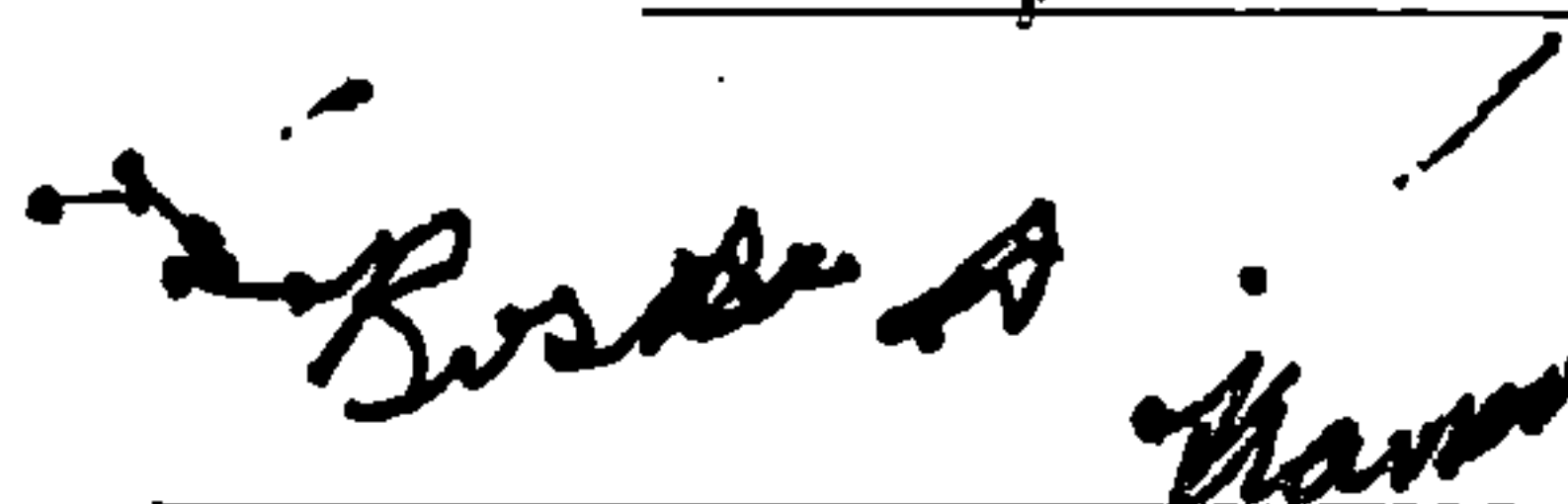
Tax Parcel Number: 23 6 13 0 000 005.004



20220209000058680 2/4 \$53.00
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Grantor Signatures:

DATED: 1/13/2022



Rosalea A. Kramer
207 Sycamore Lane
Alabaster, Alabama, 35007

STATE OF ALABAMA, COUNTY OF SHELBY, ss:



20220209000058680 3/4 \$53.00
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On this 13 day of January, 2022, before me,
Alicia D. Towndrow, personally appeared Rosalea A. Kramer, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires 9/9/2025

Real Estate Sales Validation Form

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

Grantor's Name RUSALEN A. KRAMEN
Mailing Address 30 FULTON SPRINGS LANE
ALABASTER, AL 35007

Grantee's Name JAMES R. KRAMEN
Mailing Address 207 SYCAMORE LANE
ALABASTER, AL 35007

Property Address 30 FULTON SPRINGS LANE
ALABASTER, AL 35007

Date of Sale 1/13/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 449,350.00

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

Y2 \$24,675

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 2/9/2022

Print JAMES R. KRAMEN

Unattested



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Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1