

20220414000155060
04/14/2022 03:03:11 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Brian C Cramer

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

20 Lake Katherine Dr
Sperrett, AL 35147

File No.: S-22-28120

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, 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, **Estate of Daniel Bryce Holder, Probate Case #PR 2022-00065, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian C Cramer**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

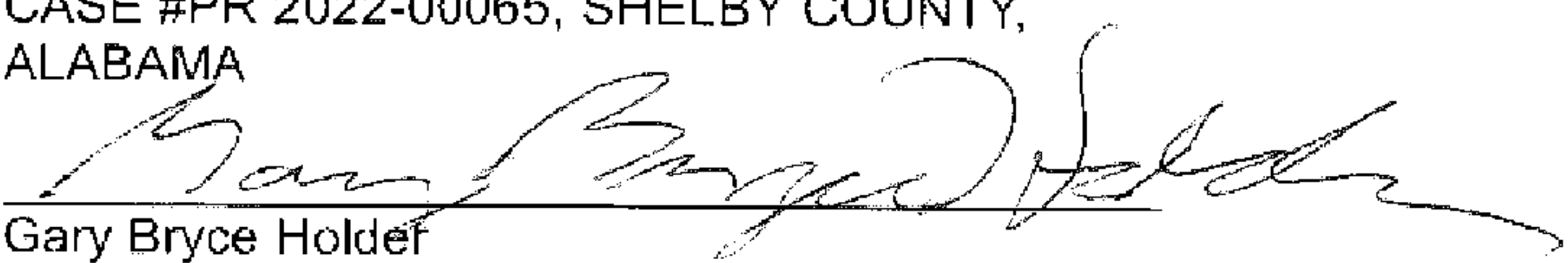
\$378,026.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

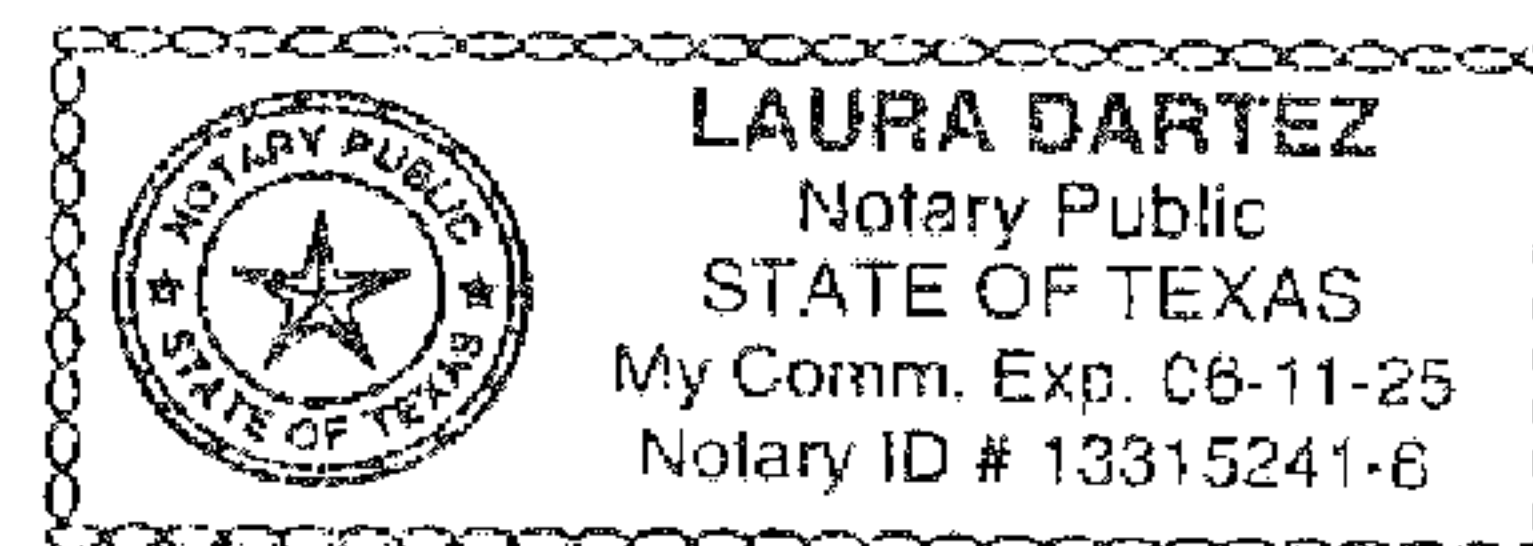
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with 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 1st day of April, 2022.

ESTATE OF DANIEL BRYCE HOLDER, PROBATE
CASE #PR 2022-00065, SHELBY COUNTY,
ALABAMA


Gary Bryce Holder
Personal Representative



Laura Dartez

State of Texas

County of Bexar

I, Laura Dartez, a Notary Public in and for the said County in said State, hereby certify that Gary Bryce Holder as Personal Representative of The Estate of Daniel Bryce Holder, Probate Case #PR 2022-00065, Shelby County, Alabama, 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.

EXHIBIT "A"

Lot 3, according to the Survey of Lake Kathryn, as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

LESS AND EXCEPT THAT CERTAIN BEAUTIFICATION EASEMENT DESCRIBED AS:

BEAUTIFICATION EASEMENT:

Begin at the Northwest corner of Lot 3 of Lake Kathryn, a private subdivision as recorded in Map Book 16, Page 13, in the Probate Office of Shelby County, Alabama; thence run South 86 degrees 53 minutes 28 seconds West along the southerly right of way of Lake Kathryn Drive a distance of 20.00 feet to the point of a curve to the right having a radius of 267.28 feet and a central angle of 10 degrees 56 minutes 02 seconds; thence run along said curve a distance of 51.00 feet to a point of a reverse curve to the left having a radius of 25.00 feet and a central angle of 65 degrees 44 minutes 30 seconds; thence run along said curve a distance of 28.89 feet to the point of tangent said point also being on the easterly right of way line of Shelby County Road 55; thence run South 32 degrees 00 minutes 00 seconds West along said right of way line a distance of 28.01 feet; thence run North 72 degrees 44 minutes 39 seconds East a distance of 115.51 feet to the point of beginning.

Daniel Holder was the surviving grantee in Instrument 1992-30059. The other grantee, Carolyn Holder, is deceased, having died May 2, 2013.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Estate of Daniel Bryce Holder, Probate Case #PR 2022-00065, Shelby County, Alabama	Grantee's Name	Brian C Cramer
Mailing Address	<u>420 Cloudland Dr</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>20 Lake Kathryn Dr</u> <u>Sterrett AL 35147</u>
Property Address	<u>20 Lake Kathryn Dr.</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>April 01, 2022</u>
		Total Purchase Price	<u>\$385,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 March 31, 2022

Print Estate of Daniel Bryce Holder, Probate Case #PR
2022-00065, Shelby County, Alabama

Unattested

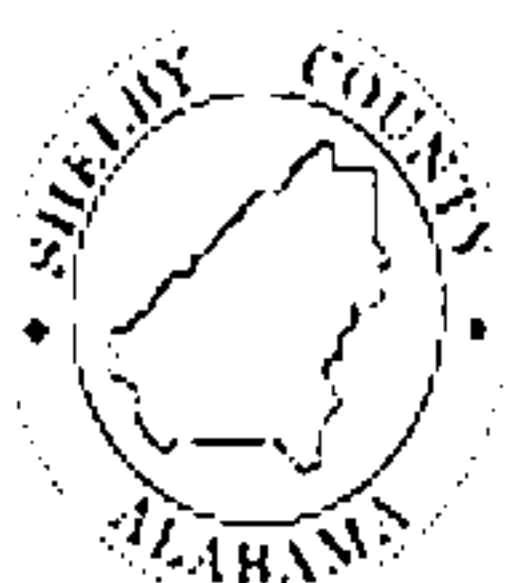
Sign

Daniel Bryce Holder
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2022 03:03:11 PM
\$35.00 JOANN
20220414000155060

Form RT-1



Allen S. Byrd