

Prepared by ~~§~~
WHEN RECORDED RETURN TO:

Michael E. Ray
3923 HWY 61
Columbiana, AL 35051



20220427000172350 1/4 \$65.00
Shelby Cnty Judge of Probate, AL
04/27/2022 09:47:15 AM FILED/CERT

THE GRANTOR,

James R. Kramer, a married man,

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, grants, bargains, sells, conveys and warranties to the GRANTEE Michael E. Ray, a single man, the following described real estate as depicted on Exhibit A attached hereto; TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property, situated in Alabaster, in the County of Shelby, State of Alabama, also known as Parcel Number 23 6 13 0 000 005.004

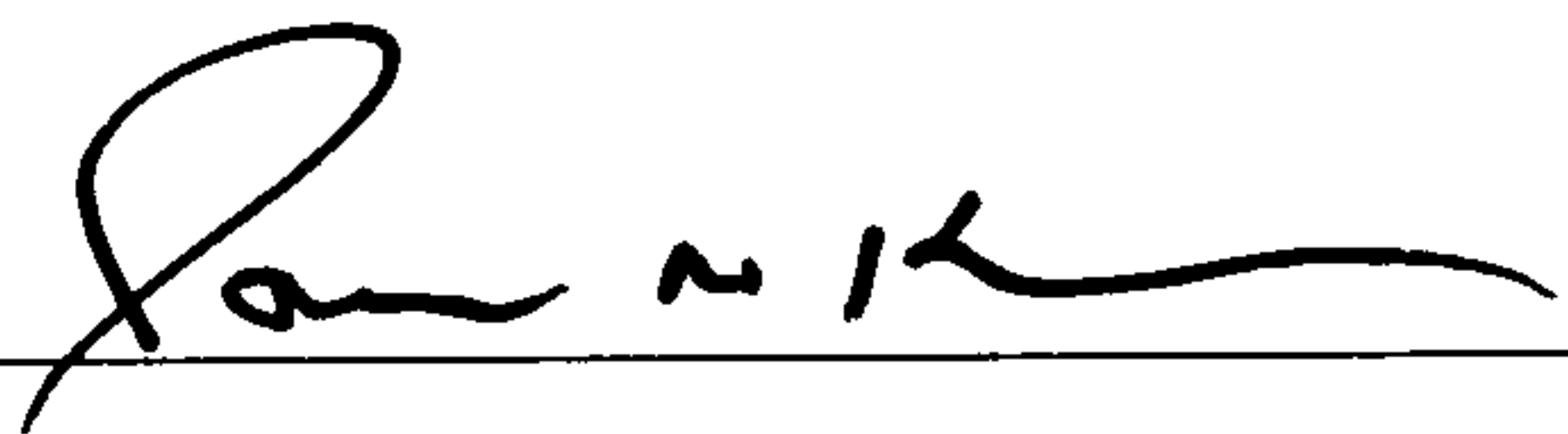
Legal Description:

A parcel of land lying in the NW $\frac{1}{4}$; NE $\frac{1}{4}$; Section 13; T21S; R3W, and more particularly described as follows: Starting at the NE corner of the said NW $\frac{1}{4}$; NE $\frac{1}{4}$; Section 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-Saganaw 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 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 run 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 the 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 $\frac{1}{4}$; NE $\frac{1}{4}$; Section 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.

Shelby County, AL 04/27/2022
State of Alabama
Deed Tax: \$34.00

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantor hereby covenants with the Grantee 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.

Grantor Signature: 


Dated: 4-22-2022

James R. Kramer
207 Sycamore Lane
Alabaster, Alabama, 35007

STATE OF ALABAMA)
) SS
COUNTY OF SHELBY)

On this 22 day of April, 2022, before me, Alicia D. Towns, personally appeared James R. Kramer, known to me (or satisfactorily proven) to be the persons whose name is subscribed to 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 acknowledgement

Title (and Rank)

My commission expires 9/9/25

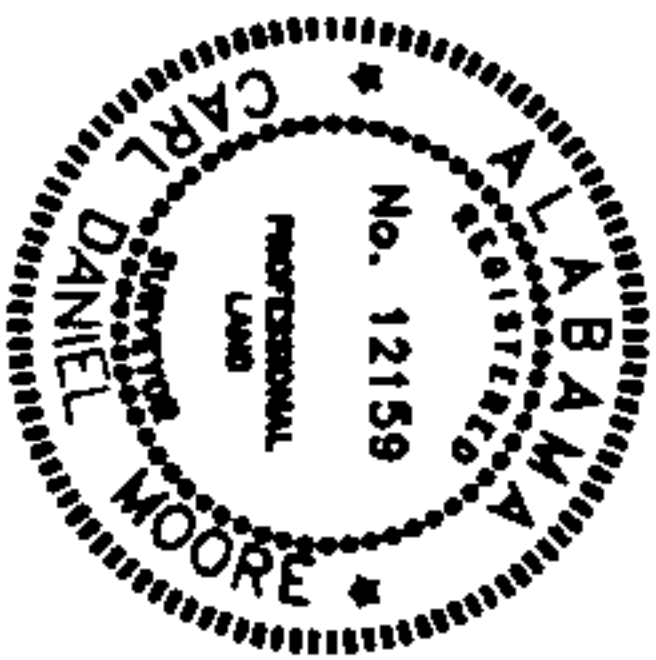
STATE OF ALABAMA
SHELBY COUNTY

20220427000172350 3/4 \$65.00
Shelby Cnty Judge of Probate, AL
04/27/2022 09:47:15 AM FILED/CERT

I, Carl Daniel Moore, a registered Land Surveyor, certify that I have surveyed a parcel of land in the Northwest Quarter of the Northeast Quarter of Section 13, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of said Quarter-Quarter Section and run South 84° 30' West for a distance of 178.18 feet to Southeast right of way line of Elliottsville-Sagnaw Road; thence turn an angle of 59° 12' left for a distance of 240.00 feet; thence turn an angle of 60° 13' left for a distance of 64.20 feet to the Point of Beginning; thence turn an angle of 44° 16' 00" right for a distance of 90.10 feet; thence turn an angle of 8° 14' 00" left for a distance of 181.10 feet; thence turn an angle of 72° 01' 00" left for a distance of 76.10 feet; thence turn an angle of 107° 34' 00" left for a distance of 240.00 feet; thence turn an angle of 48° 52' 00" left for a distance of 81.60 feet to the point of beginning.

I furthermore certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 30 Fulton Springs Lane according to my survey of March 29, 2022. Survey is not valid unless it is sealed with embossed seal or stamped in red.



SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE M
BIRMINGHAM, AL 35242
PHONE: 205-991-8965

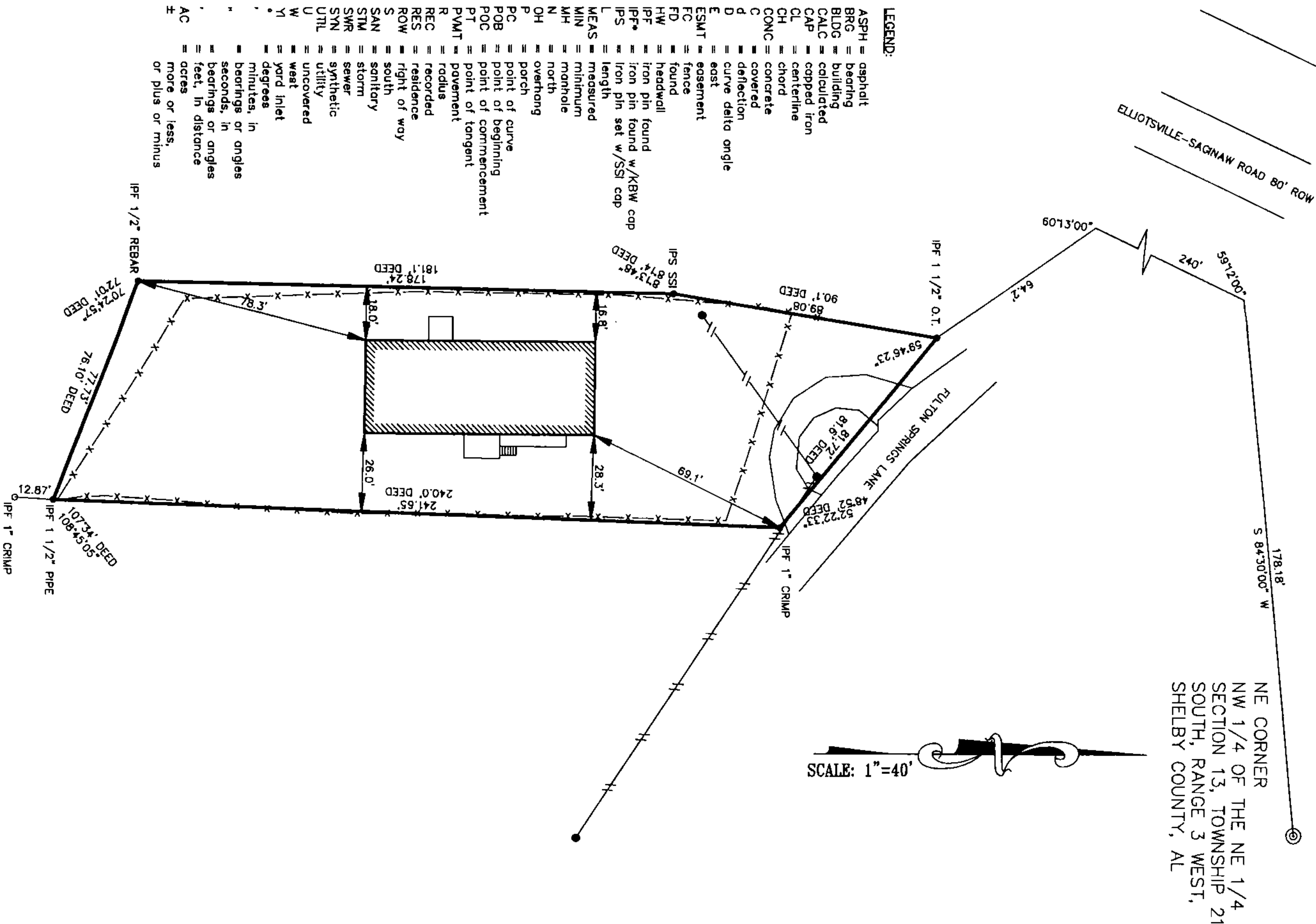
Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159

04-07-2022
Date of Signature

Order No. 260362
Purchaser: Ray
Type of Survey: Property Boundary

EXHIBIT-A
1 of 1



Real Estate Sales Validation Form

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

Grantor's Name James R. Kramer
Mailing Address 207 Sycamore Lane
Alabaster, AL 35007

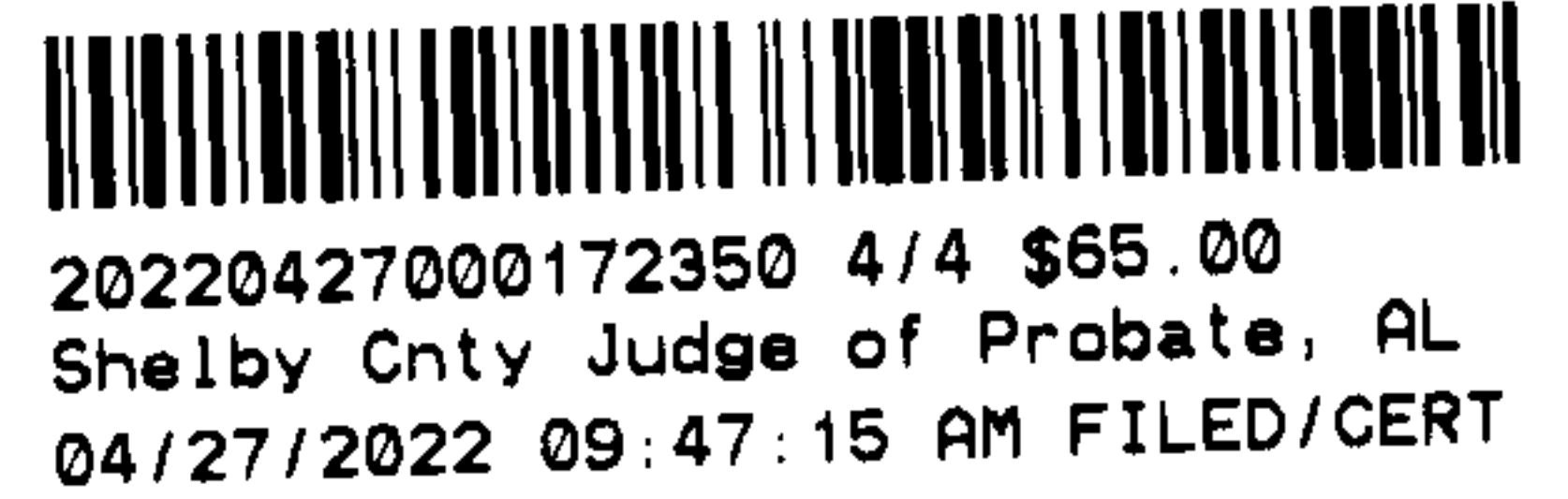
Grantee's Name Michael E. Ray
Mailing Address 3923 HWY 61
Columbiana, AL 35051

Property Address 30 Fulton Springs Lane
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ 34,000.00

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 4/12/2022

Print Michael E. Ray

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1