

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-22-28209

Send Tax Notice To: Elizabeth Stell McCrea  
Nelson Eugene McCrea  
1470 Old Highway 25 .  
Columbiana, AL 35051

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, 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, **Vincent A. Wydemon and Cheryl Lee Wydemon, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Elizabeth Stell McCrea and Nelson Eugene McCrea**, (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

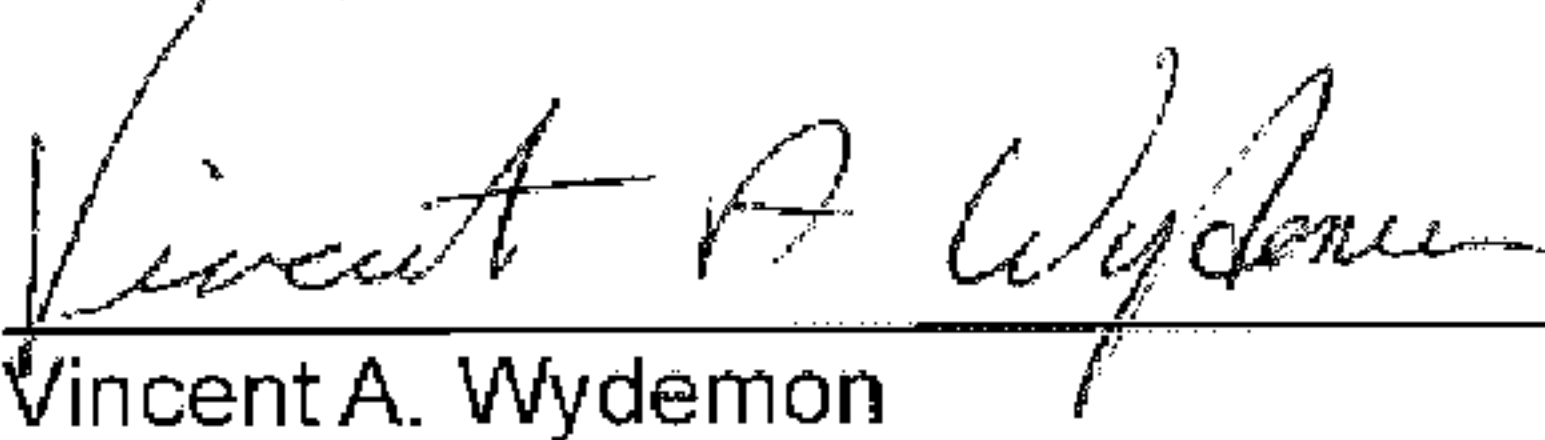
**Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

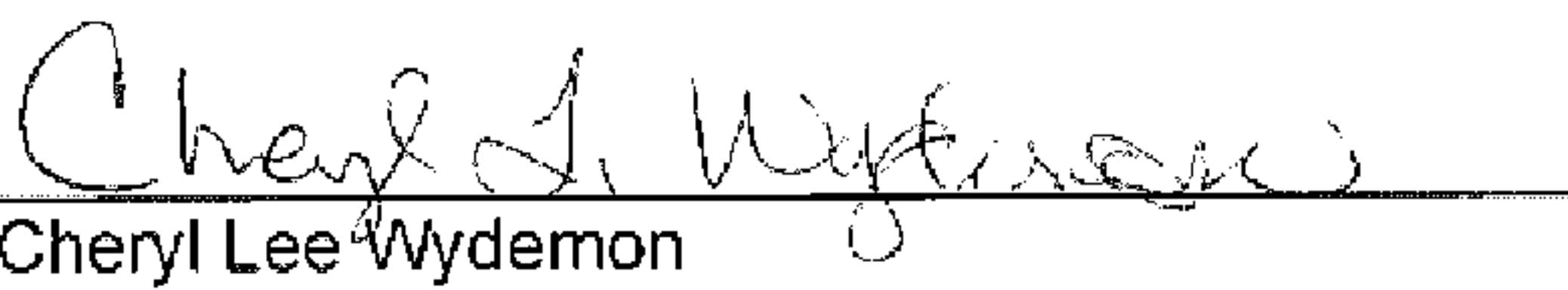
**\$128,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 6th day of May, 2022.

  
\_\_\_\_\_  
Vincent A. Wydemon

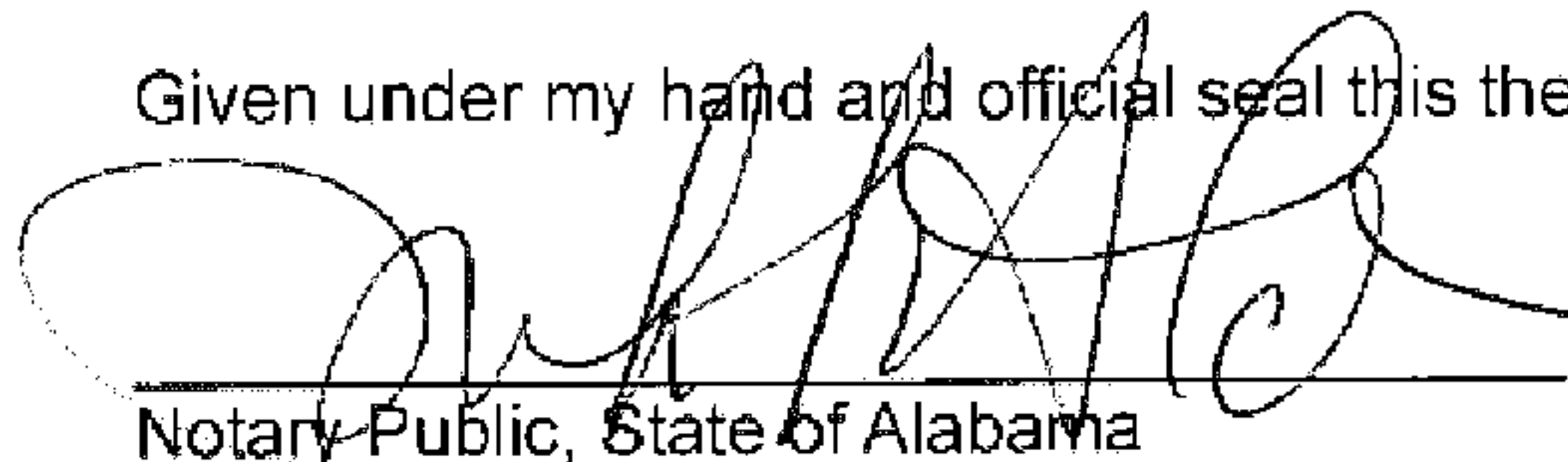
  
\_\_\_\_\_  
Cheryl Lee Wydemon

State of Alabama

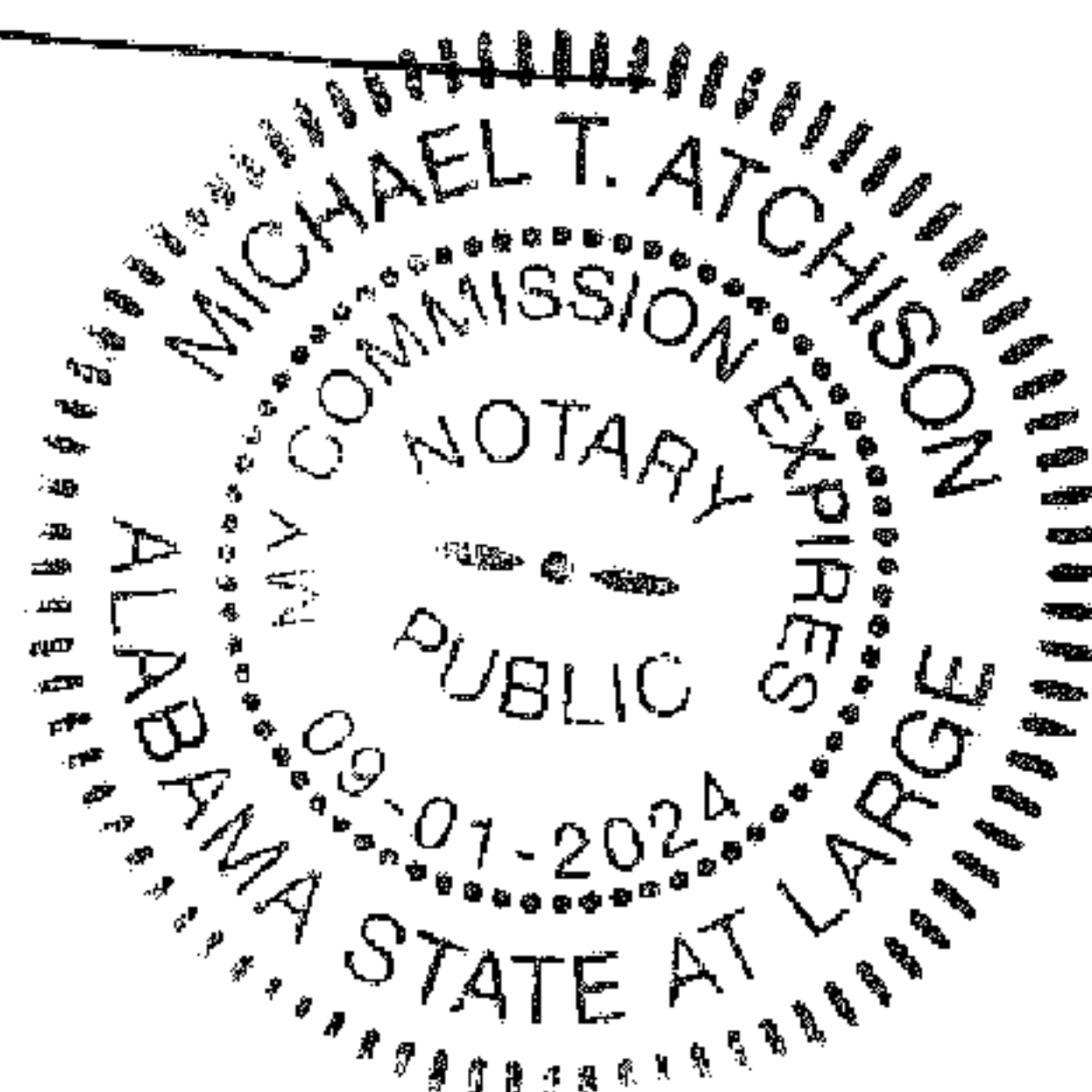
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Vincent A. Wydemon and Cheryl Lee Wydemon, 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 and official seal this the 6th day of May, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Northeast corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, and run thence Westerly along the North line of said Section a distance of 1,277.12 feet to a point; thence turn 83 degrees 22 minutes 06 seconds left and run Southerly a distance of 650.88 feet to the point of beginning of the property being described; thence continue along last described course a distance of 126.38 feet to a point; thence turn 13 degrees 54 minutes 56 seconds right and run Southerly a distance of 107.36 feet to a point on the old right of way line of Old State Highway No. 25; thence turn 98 degrees 31 minutes 37 seconds left and run Easterly along said old right of way line of said highway 25 a distance of 196.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Northerly a distance of 232.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run Westerly a distance of 191.95 feet to the point of beginning.

Situated in Shelby County, Alabama

**Real Estate Sales Validation Form**

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

Grantor's Name	Vincent A. Wydemon Cheryl Lee Wydemon	Grantee's Name	Elizabeth Stell McCrea Nelson Eugene McCrea
Mailing Address	<u>76 Westside Lane</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>1470 Old Highway 25 .</u> <u>Columbiana, AL 35051</u>
Property Address	<u>1470 Old Highway 25 .</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 06, 2022</u>
		Total Purchase Price	<u>\$160,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 May 05, 2022 Print Vincent A. Wydemon

Unattested Sign Vincent A. Wydemon  
(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  
05/06/2022 02:47:36 PM  
\$60.00 JOANN  
20220506000187170

*Allen S. Boyd*