

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Richard M. Crowder
186 Prince Road
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:



20220826000334670 1/4 \$108.50
Shelby Cnty Judge of Probate, AL
08/26/2022 12:41:51 PM FILED/CERT

That in consideration of **TEN AND 00/100 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ann McClurg, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Richard M. Crowder** (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 and incorporated herein by reference.

Subject to:

1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

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 grantee, 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THE PROPERTY OR REVIEWED THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Shelby County, AL 08/26/2022
State of Alabama
Deed Tax: \$77.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 15th day of August, 2022

Ann McClurg (SEAL)
Ann McClurg

20220826000334670 2/4 \$108.50
Shelby Cnty Judge of Probate, AL
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GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ann McClurg, an unmarried woman whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 15th day of August, 2022.

Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022

[SEAL]

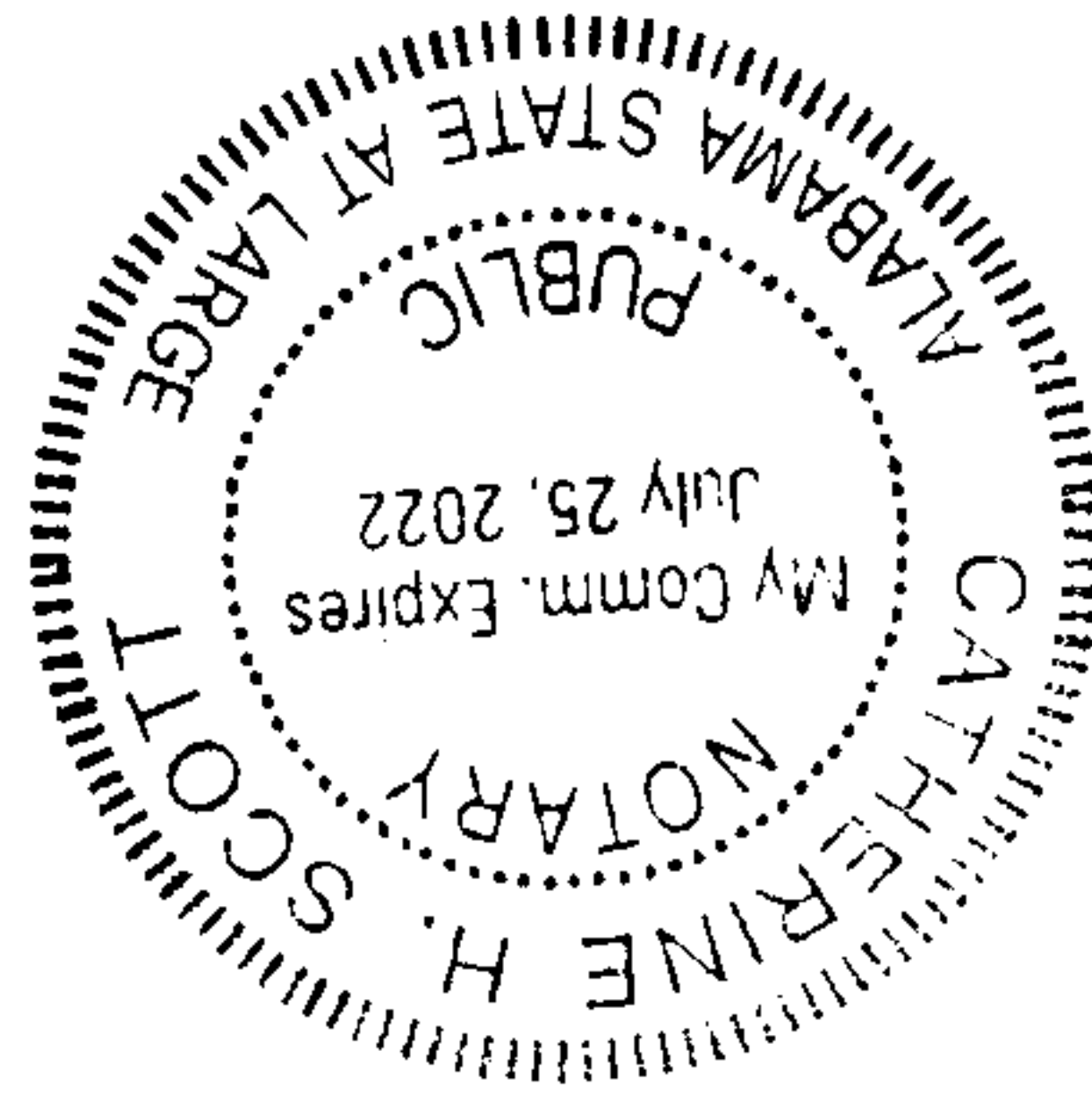
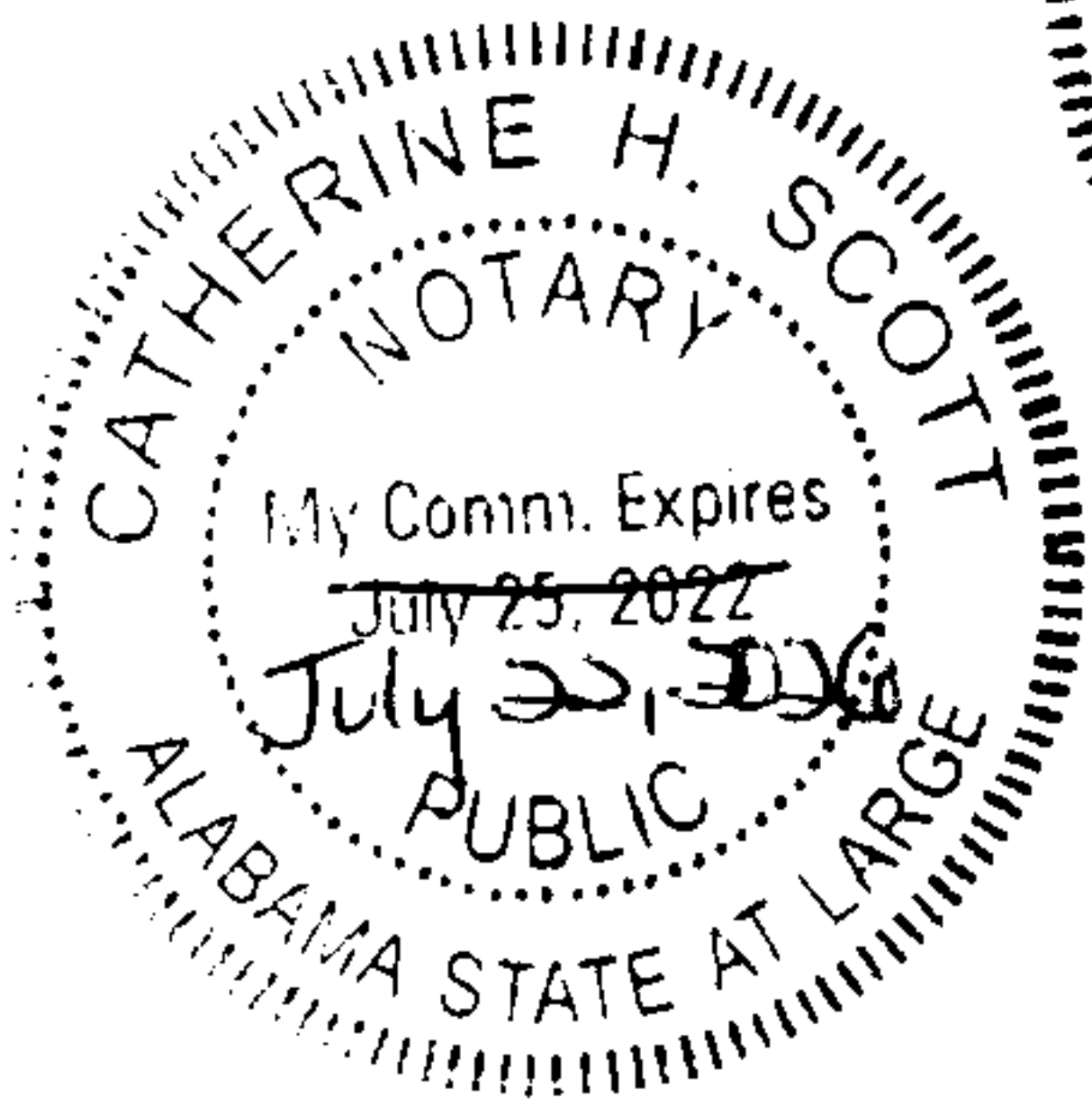
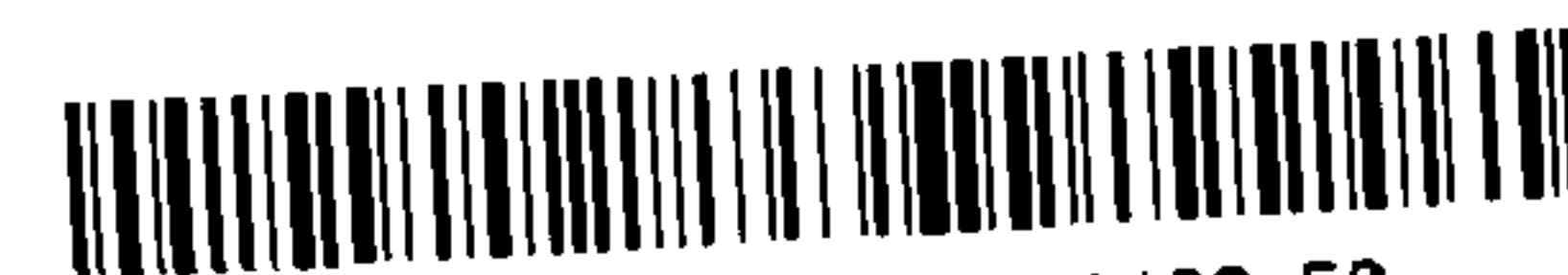


EXHIBIT A

LEGAL DESCRIPTION:


20220826000334670 3/4 \$108.50
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PARCEL A:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East, and run North along the West line of said 1/4 – 1/4 Section 281.03 feet to the point of beginning; thence continue along last described course 138.97 feet; thence turn 90 degrees 03 minutes 46 seconds right and run 155.00 feet; thence turn 89 degrees 56 minutes 14 seconds right and run 138.97 feet; thence turn 90 degrees 03 minutes 46 seconds right and run 155.00 feet to the point of beginning. Containing 0.50 acres, more or less, situated in Shelby County, Alabama. ALSO

PARCEL B:

One acre in the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Southwest corner of said 1/4 – 1/4 Section and run East along the South line of said 1/4 – 1/4 Section a distance of 155 feet to a point; thence run North parallel to the West line of said 1/4 – 1/4 Section a distance of 281.03 feet to a point; thence run West parallel to the South line of said 1/4 – 1/4 Section a distance of 155 feet to a point on the West line of said 1/4 – 1/4 Section; thence run South along the West line of said 1/4 – 1/4 Section a distance of 281.03 feet to the point of beginning, situated in Shelby County, Alabama. ALSO

PARCEL C:

Commence at the SW Corner of the SE 1/4 of the SE 1/4 of Section 17, Township 19 South, Range 2 East and run North along the West line of said 1/4 – 1/4 section 420.0 feet; thence turn 90 degrees 03 minutes 46 seconds right and run 155.00 feet to the point of beginning; thence continue along last described course 155.0 feet; thence turn 89 degrees 56 minutes 14 seconds right and run 138.97 feet; thence turn 90 degrees 03 minutes 46 seconds right and run 155.00 feet; thence turn 89 degrees 56 minutes 14 seconds right and run 138.97 feet, to the point of beginning. Containing 0.5 acres more or less, situated in Shelby County, Alabama.

It is intended to convey those parcels previously conveyed at Shelby County Probate Court Instrument No. 1993-04709 and Book 276 page 667 and Book 014 page 320.

Real Estate Sales Validation Form

20220826000334670 4/4 \$108.50
Shelby Cnty Judge of Probate, AL
08/26/2022 12:41:51 PM FILED/CERT

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

Grantor's Name Ann McClurg
Mailing Address 1990 Hwy. 81
Vincent, AL 35178

Grantee's Name Richard M. Crowder
Mailing Address 186 Prince Rd
Vincent, AL 35178

Property Address 176 Prince Rd
Vincent AL 35178

Date of Sale August 12, 2022
Total Purchase Price
Or
Actual Value \$
Or
Assessor's Market Value \$77,250.00

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
[X] Other: Assessors current market value

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 8-12, 2022

Print: Ann McClurg

Unattested (verified by)

Sign Ann McClurg
(Grantor/Grantee/Owner/Agent) circle one