

No Title Search Performed nor Requested
Legal Description Provided by Grantor

This Instrument Prepared By:
Teresa B. Watson,
Attorney at Law, LLC.
P.O. Box 639
1123 Main Street
Gardendale, AL 35071

Send Tax Notice To:
The Majors Family Revocable Living Trust
Crystal Westbrook, Trustee
2041 Pinehurst Dr.
Gardendale, AL 35071

WARRANTY DEED



20221212000448550 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
12/12/2022 12:03:07 PM FILED/CERT

**STATE OF ALABAMA }
JEFFERSON COUNTY }**

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **One and 00/100 Dollars (\$1.00) and other good and valuable consideration** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

I, **JOHN STACEY MAJORS**, a single, widowed man, being one and the same as "John Stacy Majors" on the deed recorded in the Office of the Judge of Probate of Shelby County in Book 372 Page 771, does hereby grant, bargain, sell and convey unto

Crystal Westbrook as Trustee of The Majors Family Revocable Living Trust

the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A"

Subject to easements, rights-of-way, and restrictions of record, if any

John Stacey Majors is the survivor of that certain deed recorded in Book 372 Page 771 and that certain deed recorded as Instrument 20060227000092120 in the Office of the Judge of Probate of Shelby County, Alabama, Melanie June Majors having died on or about April 15, 2020.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

IN WITNESS WHEREOF, I have hereunto set my seal this 30th day of November, 2022.

John Stacey Majors (Seal)
JOHN STACEY MAJORS by

Crystal Westbrook
CRYSTAL WESTBROOK as agent
Under Power of Attorney

**STATE OF ALABAMA }
JEFFERSON COUNTY }**

General Acknowledgment

I, LANEY R. KILGORE, a Notary Public in and for said County, in said State, hereby certify that CRYSTAL WESTBROOK, whose name as agent under Power of Attorney for JOHN STACEY MAJORS, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such agent, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of November, 2022.

Shelby County, AL 12/12/2022
State of Alabama
Deed Tax: \$110.00

Laney R. Kilgore
Notary Public
My commission expires:

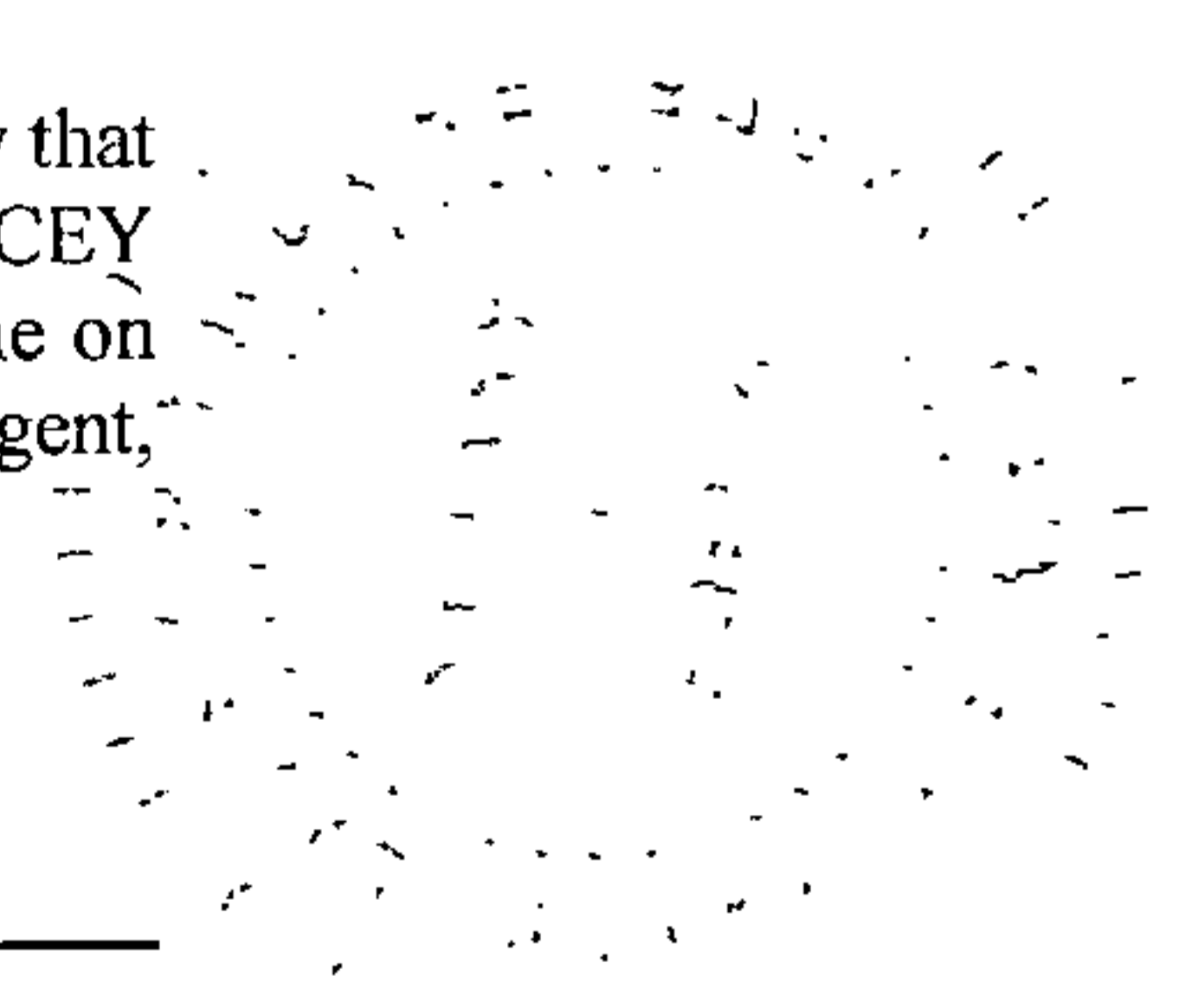




EXHIBIT "A"

PARCEL I

A parcel of land located in Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence in an Easterly direction along the North boundary of said section a distance of 715.00 feet, more or less, to an iron pin, which is the point of beginning; thence turn to the right in a Southerly direction a distance of 200 feet, more or less; thence turn to the left in a Easterly direction a distance of 90 feet, more or less; thence turn to the left in a Northerly direction a distance of 200 feet, more or less; thence turn to the left in an Easterly direction along the North boundary of said section a distance of 130 feet, more or less, to an iron pin, which is the point of beginning, all situated in Shelby County, Alabama.

And also

PARCEL II

Commence at the northwest corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and run thence easterly along the north line of said section a distance of 833.43' to a point; Thence turn 96° 06' 58" right and run southerly a distance of 9.22' to a point on the south margin of Shelby County Highway No. 26 and the point of beginning of the property, being described; Thence continue along last described course a distance of 188.14' to a point; Thence turn 152° 45' 11" left and run northeasterly a distance of 104.42' to a point; Then turn 29° 00' 24" left and run northerly 100.02' to a point on the south margin of same said Highway No. 26; Thence turn 94° 34' 26" left and run westerly along said margin of said highway a distance of 45.0' to the point of beginning, containing 0.15 of an acre.

Subject to any and all easements, restrictions, limitations and/or defects of title of probated record and/or applicable law.

Subject to applicable zoning and subdivision regulations.

This deed prepared without benefit of title policy, abstract or title examination.

Real Estate Sales Validation Form

20221212000448550 3/3 \$138.00
Shelby Cnty Judge of Probate, AL
12/12/2022 12:03:07 PM FILED/GERT

This Document must be filed in accordance with Code of Alabama 1975, Sec. _____

Grantor's Name John Stacey Majors
Mailing Address 2041 Pinehurst Dr
Gardendale, AL 35071

Grantee's Name The Majors Family Trust
Mailing Address 2041 Pinehurst Dr
Gardendale, AL 35071

Property Address 2000 Kent Dairy Rd
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 109,900

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 Appraisal
 Sales Contract Other
 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 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 12-12-22

Print Anthony M Westbrook

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)