

This Instrument was Prepared by:

Send Tax Notice To: Dave W Wood III

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

19809 River Dr
Shelby AL 35143

File No.: MV-22-28838

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Hundred Fifty Five Thousand Dollars and No Cents (\$855,000.00)**, 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, **John W Cromeans Jr.**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dave W Wood III**, (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

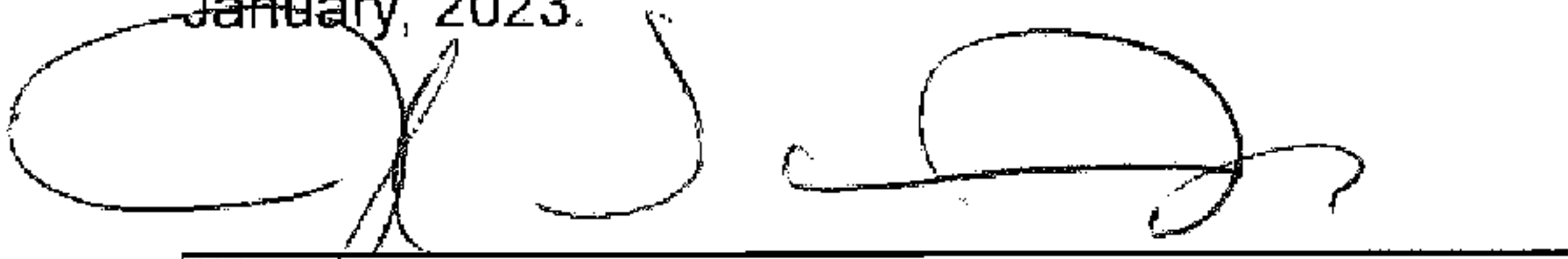
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

John W. Cromeans, Jr. is the surviving grantee in Instrument #20060628000310010, Probate Office Shelby County. The other grantee, Jane M. Cromeans, having died on or about 11th March \$726,750.00 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 4th day of January, 2023.

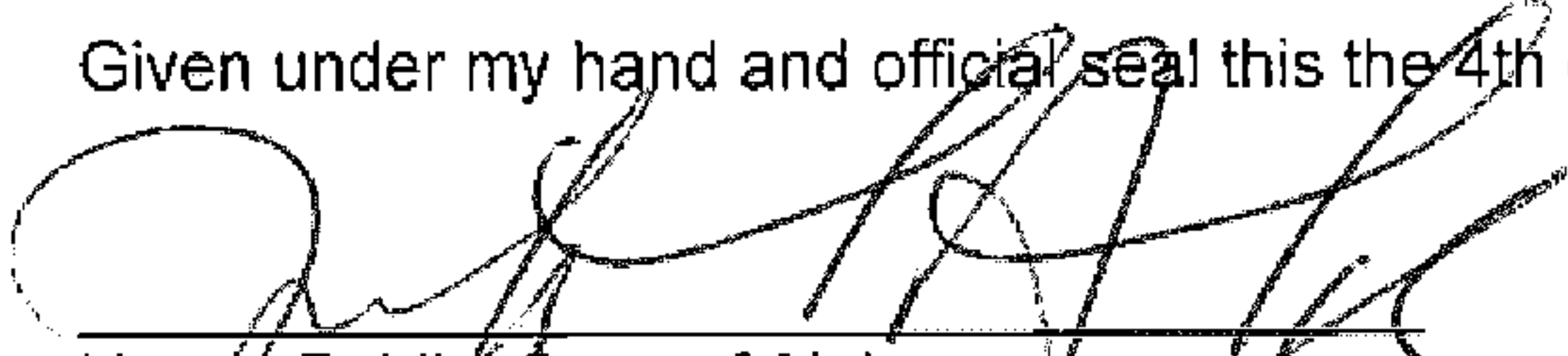

John W Cromeans Jr.

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 John W Cromeans Jr., 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 4th day of January, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

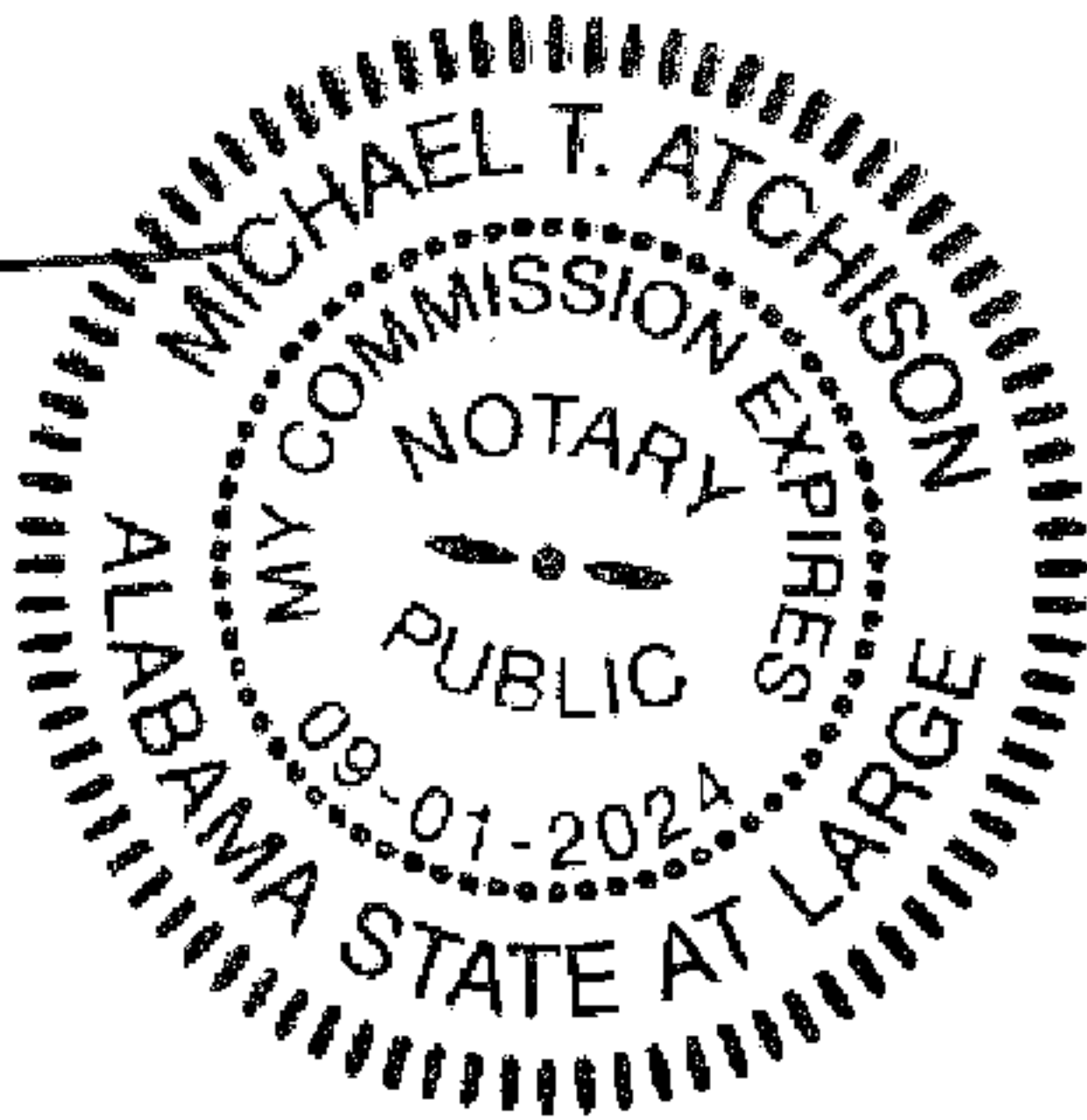


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 12 and 13 of Shelby Shores as recorded in Map Book 4, Page 75, in the Office of the judge of Probate of Shelby County, Alabama.

ALSO, a parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, and the SW 1/4 of the SW 1/4 of Section 8, all in Township 22 South, Range 2 East, more particularly described as follows: Begin at the NW corner of said Lot 12 of Shelby Shores, as recorded in Map Book 4, Page 75, in the office of the Judge of Probate in Shelby County, Alabama; thence in a Southerly direction along the Westerly line of said Lot 12, a distance of 315.74 feet to the Southwest corner of said Lot 12, said point being on the Northerly right of way line of River Drive; thence 73 degrees 38 minutes 14 seconds rights, in a Westerly direction along said River Drive, a distance of 10.0 feet to the beginning of a curve to the left, having a radius of 326.89 feet; thence in a Westerly direction along said curve and River Drive, a distance of 53.52 feet; thence continue along said curve and River Drive a distance of 102.55 feet; thence in a Northwesterly direction along a line radial to said curve, a distance of 150.54 feet; thence 73 degrees 33 minutes 07 seconds right, in a Northeasterly direction, a distance of 80.51 feet; thence 13 degrees 50 minutes right, in a Northeasterly direction, a distance of 125.00 feet; thence continue in a Northeasterly direction along the 397 contour of Lay Lake to the point of beginning.

24-MONTH CHAIN OF TITLE: Instrument #20060628000310010, being a Warranty Deed, joint tenants with rights of survivorship, dated June 1, 2006, to John W. Cromeans, Jr. and Jane M. Cromeans

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

Grantor's Name	<u>John W Cromeans Jr.</u>	Grantee's Name	<u>Dave W Wood III</u>
Mailing Address	<u>720 South 8th St</u> <u>Oxford, MS 38655</u>	Mailing Address	<u>19809 River Dr</u> <u>Shelby AL 35143</u>
Property Address	<u>19809 River Dr.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>January 04, 2023</u>
		Total Purchase Price	<u>\$855,000.00</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 January 03, 2023

 Unattested

Print John W Cromeans Jr.
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded(verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2023 10:28:41 AM
\$156.50 PAYGE
20230104000003060

Form RT-1

Allen S. Bayl

