

This Instrument was Prepared by:

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

File No.: MV-23-29096

Send Tax Notice To: Karen J. Christian

9556 S. Main St
Wilsonville AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Two Thousand Dollars and No Cents (\$162,000.00)**, 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, **Tracie Cranmer**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Karen J. Christian**, (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.

\$0.00 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 2nd day of May, 2023.

Tracie Cranmer
Tracie Cranmer

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Tracie Cranmer, 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 2nd day of May, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

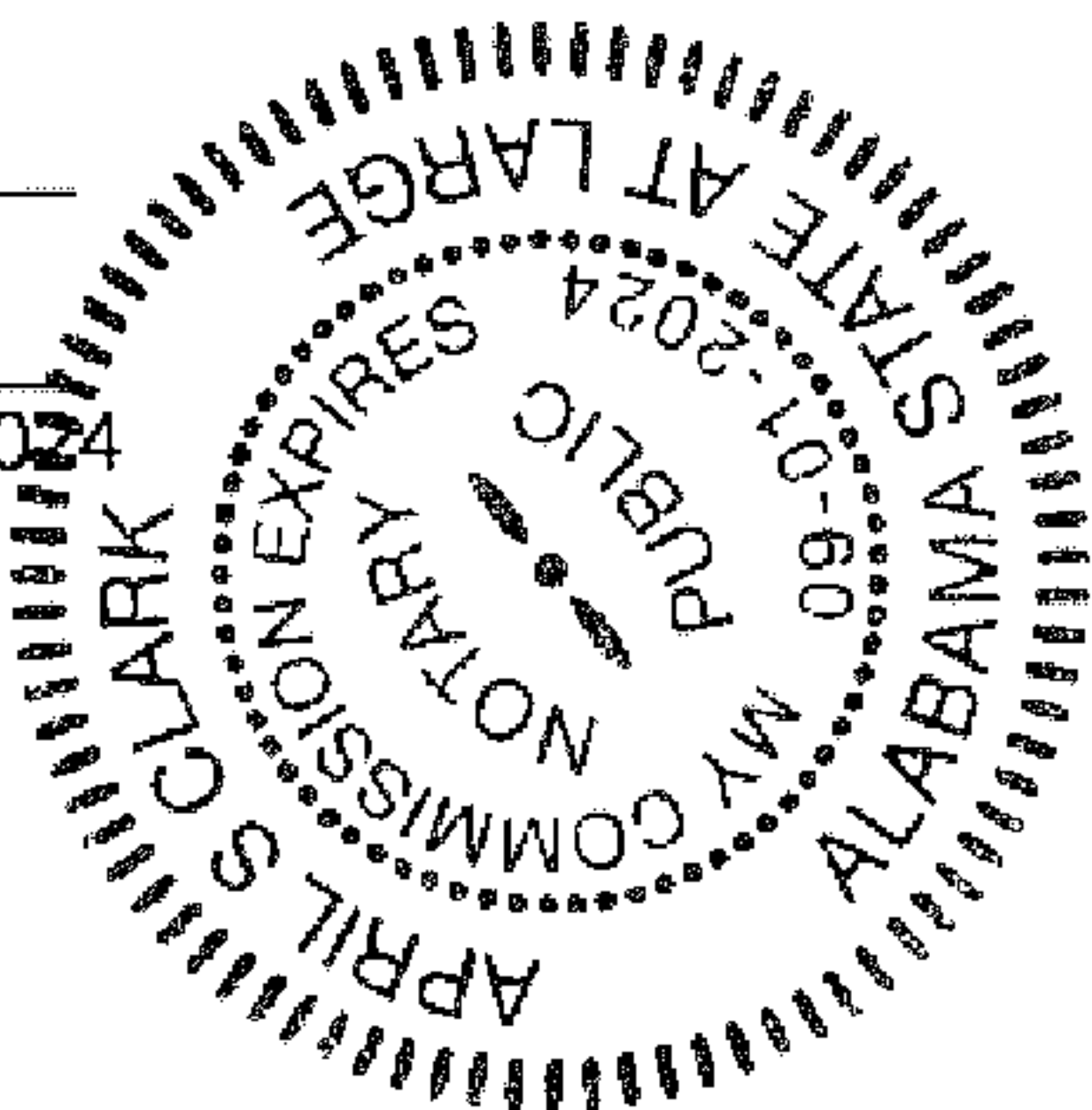


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East; thence run North along the East line of said 1/4-1/4 Section a distance of 160.55 feet; thence turn an angle of 90 degrees 05 minutes 30 seconds to the left and run Westerly a distance of 312.31 feet to a point on the West margin of a County Road and North line of a 25 foot easement for a roadway; thence continue in the same direction along the North line of said easement a distance of 73.55 feet to the point of beginning; thence continue in the same direction along the North line of said easement a distance of 168.86 feet; thence turn an angle of 77 degrees 07 minutes to the right and run Northwesterly a distance of 207.42 feet to the SE corner of the Brown lot; thence turn an angle of 3 degrees 08 minutes to the left and continue Northwesterly along the East line of Brown lot a distance of 125.0 feet to the SE right of way line of County Highway #61; thence turn an angle of 70 degrees 00 minutes to the right and run a distance of 83.70 feet along said right of way line; thence turn an angle of 99 degrees 55 minutes 58 seconds to the right and run Southwesterly a distance of 413.70 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	<u>Tracie Cranmer</u>	Grantee's Name	<u>Karen J. Christian</u>
Mailing Address	<u>2613 Hwy 55</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>9556 S Main St</u> <u>Wilsonville AL 35186</u>
Property Address	<u>9556 S Main St.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>May 02, 2023</u>
		Total Purchase Price	<u>\$162,000.00</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 May 02, 2023

Print Tracie Cranmer

 Unattested

Sign Tracie Cranmer

(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

05/02/2023 02:39:10 PM

\$190.00 BRITTANI

20230502000129690

Form RT-1

Allen S. Bayl