

**Document Prepared by:**  
Shannon R. Crull, P.C.  
3009 Firefighter Lane  
Birmingham, AL 35209

**Send Tax Notice to:**  
Luther P. Crull, III  
3928 Knollwood Drive  
Mountain Brook, AL 35243

**GENERAL WARRANTY DEED**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FOUR HUNDRED NINETY NINE THOUSAND AND 00/100 (\$499,000.00), and other good and valuable consideration in hand paid to Clint Waggoner and Leah Waggoner, a married couple (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Luther P. Crull, III, a married man (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

**A part of the SE 1/4 of the NE 1/4 of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:**

**Beginning at a 5/8 inch rebar being locally accepted as the NW corner of the SE 1/4 of the NE 1/4 of Section 11, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the Point of Beginning; thence South 03 deg. 26 min. 17 sec, East a distance of 730.52 feet; thence South 30 deg. 47 min. 34 sec. West a distance of 255.03 feet; thence South 30 deg. 49 min. 43 sec. East a distance of 158.39 feet; thence South 60 deg. 08 min. 40 sec. East a distance of 84.45 feet; thence South 03 deg. 26 min. 17 sec. East a distance of 222.57 feet; thence North 88 deg. 31 min. 39 sec. East a distance of 797.42 feet; thence North 41 deg. 12 min. 38 sec. East a distance of 322.29 feet; thence North 48 deg. 26 min. 04 sec. East a distance of 148.83 feet; thence North 28 deg. 34 min. 35 sec. East a distance of 72.73 feet to a point lying on the Westerly right of way of Shelby County Road No. 331, point also being the beginning of a curve to the left, having a radius of 1260.00 feet; a central angle of 09 deg. 23 min. 44 sec. and subtended by a chord which bears North 27 deg. 32 min. 13 sec. West a chord distance of 206.39 feet; thence along the arc a distance of 206.62 feet; thence North 32 deg. 14 min. 04 sec. West a distance of 875.64 feet; thence South 89 deg. 56 min. 10 sec. West and leaving said right of way a distance of 674.17 feet to the Point of Beginning; being situated in Shelby County, Alabama.**

**Parcel ID 22-1-11-0-000-012.003**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

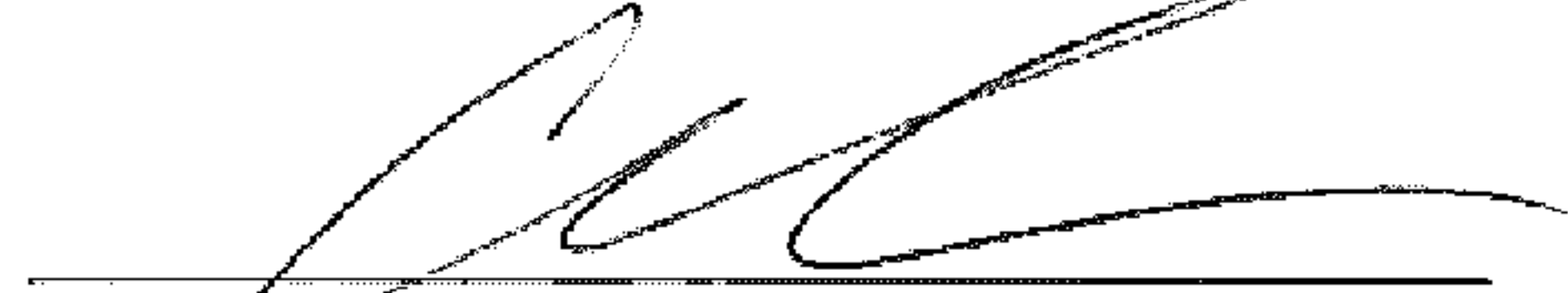
\$420,000.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

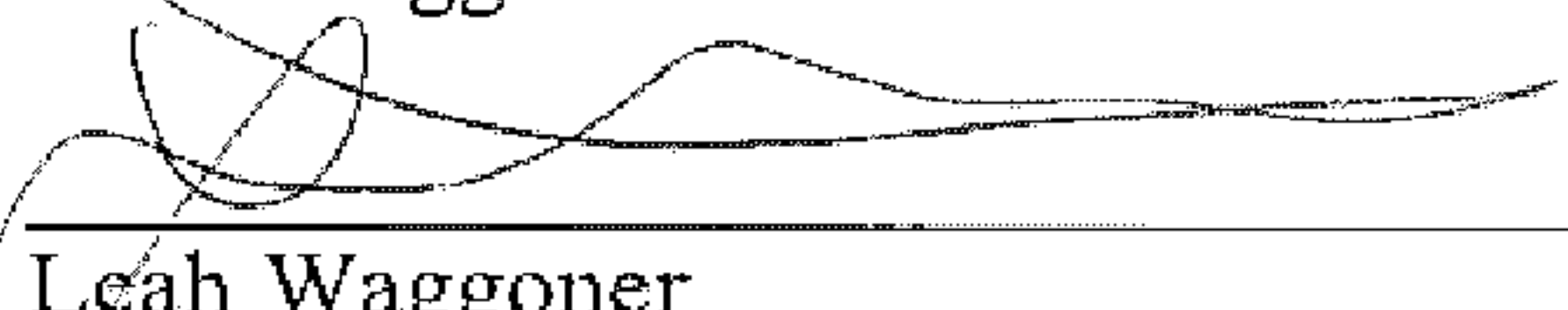
TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and

convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 12th day of October, 2023.

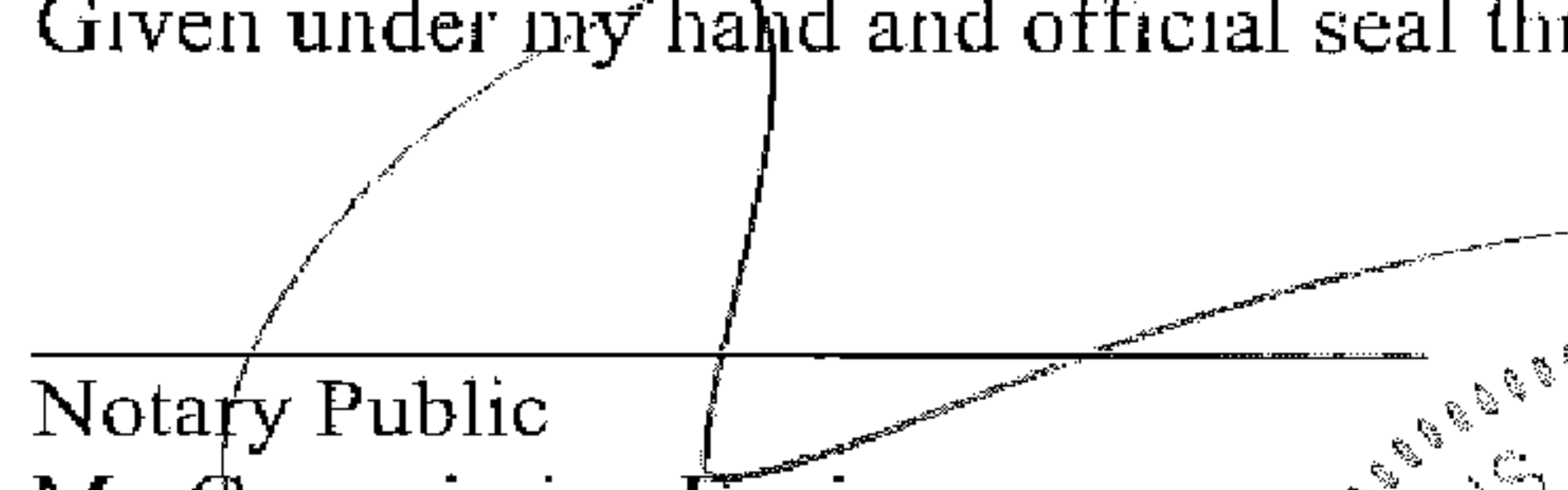
  
Clint Waggoner

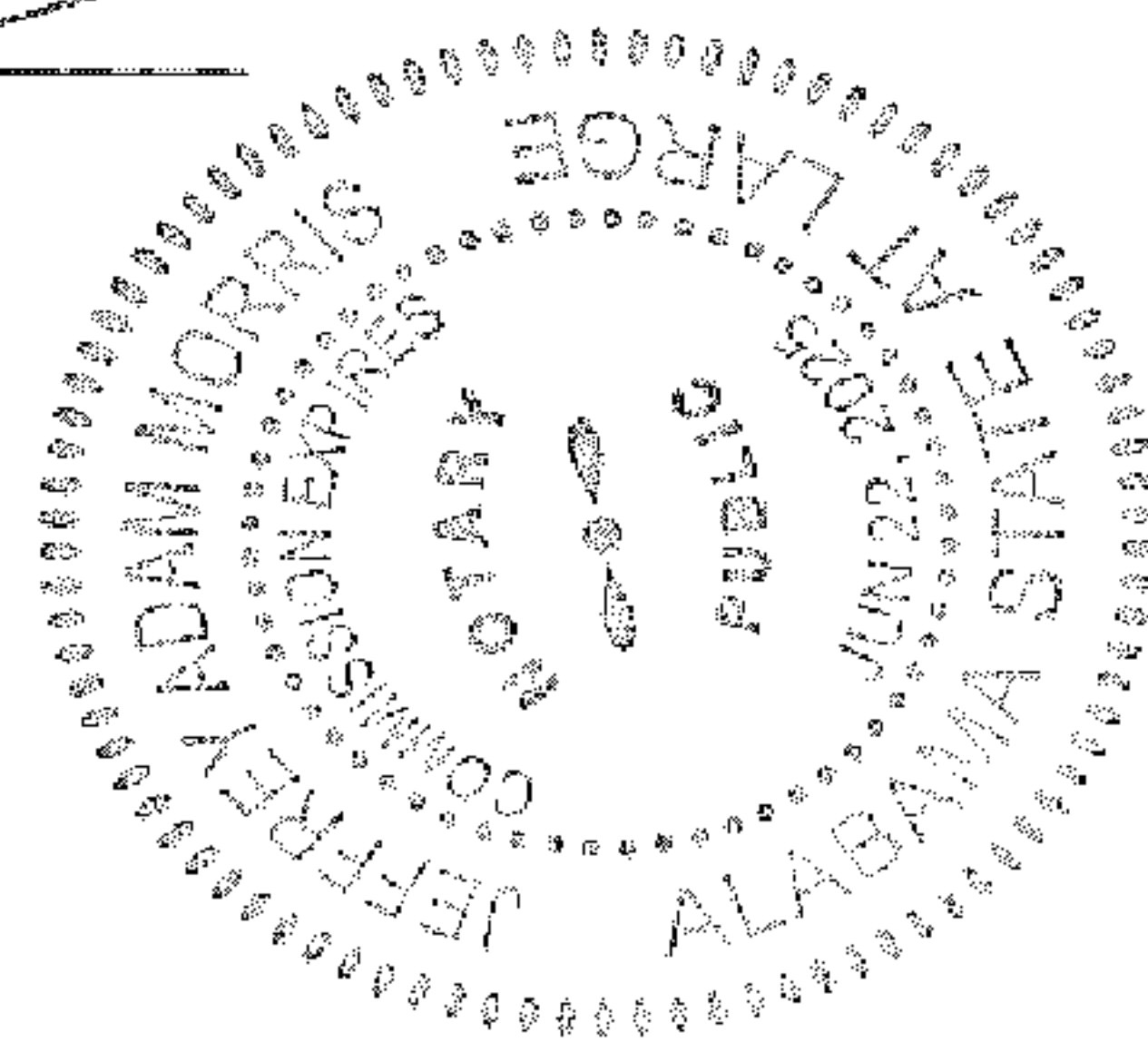
  
Leah Waggoner

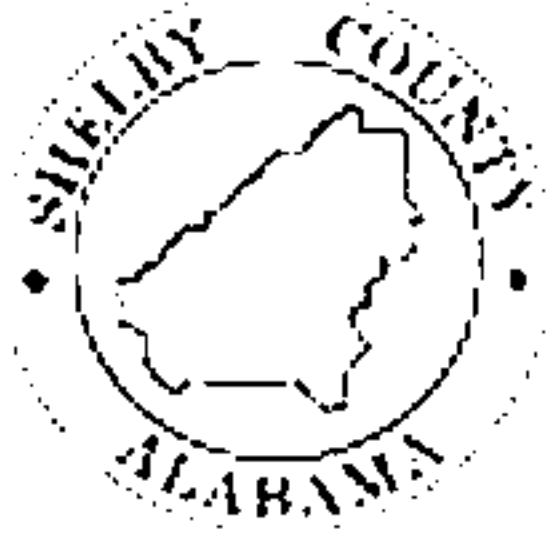
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Clint Waggoner and Leah Waggoner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October, 2023.

  
Notary Public  
My Commission Expires:





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/12/2023 10:31:23 AM  
 \$527.00 PAYGE  
 20231012000302530

*Alex S. Bayl*

### 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>Clint Waggoner and Leah Waggoner</u>	Grantee's Name	<u>Luther P. Crull, III</u>
Mailing Address	<u>2504 Black Ridge Cove</u> <u>Hoover AL 35244</u>	Mailing Address	<u>3928 Knollwood Drive</u> <u>Mt Brook AL 35243</u>
Property Address	<u>1293 Highway 331</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 12, 2023</u>
		Total Purchase Price	<u>\$499,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" 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 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 10/12/23 Print Jeff Morris

Unattested  
 (verified by)

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