

THIS INSTRUMENT PREPARED BY:

Seth A. Cohen
Massey, Stotser & Nichols, PC
1780 Gadsden Hwy
Birmingham, Alabama 35235

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY DEED

WHEREAS, Sandra McClure is the grantee of that certain Warranty Deed recorded in Instrument No. 20170802000277280 in the Probate Office of Shelby County, Alabama; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that **Sandra McClure**, an unmarried woman, who shall hereinafter be defined as the “**Grantor**”, for and in consideration of the sum of ten dollars and 00/100 (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor, subject to the exceptions, reservations and provisions hereinafter set forth, do hereby GRANT, BARGAIN, SELL and CONVEY unto **Sandra K. McClure as Trustee of the Declaration of Trust of Sandra K. McClure dated November 24, 2015, and any amendments thereto**, who shall hereinafter be defined as the “**Grantee**”, the following described real property, which shall hereinafter be defined as the “**Property**”, as more particularly described hereinbelow, situated in the County of Shelby, State of Alabama, to wit:

See Exhibit A.

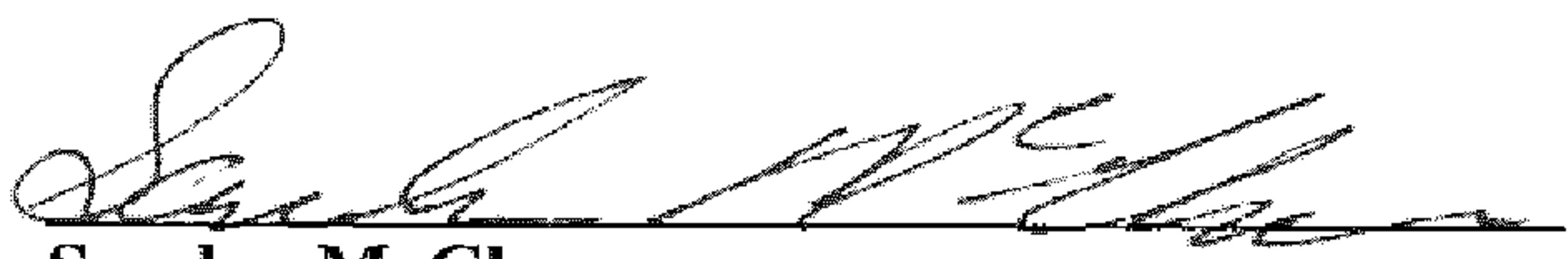
THIS CONVEYANCE IS BEING MADE WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FOLLOWING:

1. No opinion with respect to title by the preparer of this instrument, having served as a scrivener only without opportunity to examine title to the Property;
2. Ad Valorem Taxes;
3. Such oil, gas and other minerals in, on and under the Property, together with all rights in connection therewith, as have previously been reserved by or conveyed to others and not described above, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property;
4. Any encroachment, encumbrance, violation, variation, discrepancy, boundary line conflict, shortage in area or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey, where the term “encroachment” includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land; and
5. Any reservations, restrictive covenants, easements, claims of easements, liens or rights to a lien, rights-of-way, restrictions, defects, rights or claims of parties in possession, building setback lines, covenants, encumbrances or other similar exceptions, if any, applicable to or affecting the Property, which may or may not appear in the public records and are not described above;

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever. All recording references are to records in the Office of the Judge of Probate of Shelby County, Alabama.


IN WITNESS WHEREOF, the Grantor have caused these presents to be executed on February 27, 2024.


Sandra McClure

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for the above State and County, hereby certify that **Sandra McClure**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, **Sandra McClure** executed the same voluntarily.

Given under my hand and seal on February 27, 2024.



Notary Public
My Commission expires: 4 | 28 | 26

<u>Grantor mailing address:</u>	<u>Grantee mailing addresses:</u>	<u>Property address:</u>
313 E. Stone Brook Pl	2210 Donato Drive	0 Bear Creek Road
Birmingham, AL 35226	Bellair Beach, Florida 33786	Chelsea, AL 35043

EXHIBIT ALEGAL DESCRIPTION OF PROPERTY

A parcel of land located in Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama, and run in a westerly direction along the north line of said section a distance of 1,341.43 feet to the Northeast corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section, being the point of beginning of the herein described parcel, thence deflect $72^{\circ}50'30''$ to the left and run in a southwesterly direction along the northwest line of an Alabama Power Company right of way a distance of 1686.98 feet to a point on the northeast right of way of U.S. Highway 280; thence turn an interior angle of $20^{\circ}34'10''$ and run to the right in a northwesterly direction along said right of way line a distance of 76.42 feet to a point; thence turn an interior angle of $117^{\circ}45'30''$ and run to the right in a northeasterly direction along said right of way line a distance of 79.80 feet to a point; thence turn an interior angle of $242^{\circ}15'50''$ and run to the left in a northwesterly direction along said right of way line a distance of 120.00 feet to a point; thence turn an interior angle of $298^{\circ}27'10''$ and run to the left in a southwesterly direction along said right of way line a distance of 80.29 feet to a point; thence turn an interior angle of $65^{\circ}53'00''$ and run to the right in a northwesterly direction along said right of way line a distance of 785.50 feet to a point; thence turn an interior angle of $169^{\circ}57'10''$ and run to the right in a northwesterly direction along said right of way line a distance of 301.50 feet to a point; thence turn an interior angle of $170^{\circ}06'50''$ and run to the right in a northwesterly direction along said right of way line a distance of 557.19 feet to the point of intersection of said right of way line with the east right of way line of Shelby County Highway 43; thence turn an interior angle of $131^{\circ}49'30''$ and run to the right in a northeasterly direction along the east right of way line of said Shelby County Highway 43 a distance of 317.92 feet to a point on the north line of Section 28; thence turn an interior angle of $104^{\circ}18'50''$ and leaving the right of way line of Highway 43 run to the right in an easterly direction along the north line of said section to the Northwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence turn an interior angle of $179^{\circ}44'10''$ and run to the right in an easterly direction along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 1321.96 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, said corner being the point of beginning of the herein described parcel of land.

Real Estate Sales Validation Form

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

Grantor's Name Sandra McClure
Mailing Address 313 E. Stone Brook Place
Birmingham, AL 35226

Grantee's Name Declaration of Trust of Sandra K. McClure
Mailing Address dated November 24, 2015
2210 Donato Drive
Belleair Beach, FL 33786

Property Address 0 Bear Creek Road
Chelsea, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1,632,970

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
- ☒ Other Tax Assessor's 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 2/27/2024

☐ Unattested

Print Seth A. Cohen

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/29/2024 11:19:37 AM
\$1664.00 BRITTANI
20240229000053060

