

20240314000069120

03/14/2024 09:32:09 AM

DEEDS 1/4

GRANTEE'S ADDRESS:

575 Crosscreek Drive

Sterrett, Alabama 35147

### WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 14<sup>th</sup> day of March, 2024, in consideration of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) and other good and valuable consideration, the undersigned, **CHARLES STEPHEN SHAW**, a married man, whose address is 8560 Pine Mountain Road, Pinson, Alabama, 35126, and **SHAWN CHRISTOPHER SHAW**, a married man, whose address is 575 Crosscreek Drive, Sterrett, Alabama, 35147, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **SHAWN CHRISTOPHER SHAW and SHELLY R. SHAW**, whose address is 575 Crosscreek Drive, Sterrett, Alabama, 35147, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

#### Parcel 1

Commencing at a 5/8" rebar in place, accepted as the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed S 01 degrees 49 minutes 38 seconds East a distance of 155.39' to a 1/2" capped rebar set (29409); thence S 70 degrees 36 minutes 55 seconds W a distance of 248.62' to a 1/2" capped rebar in place (Allen); thence S 87 degrees 48 minutes 07 seconds W a distance of 421.77' to a 1/2" open top pipe in place; thence N 01 degrees 51 minutes 05 seconds W a distance of 249.17' to a 1/2" rebar in place; thence N 89 degrees 34 minutes 03 seconds E a distance of 659.10 feet, back to the point of beginning, containing 3.42 acres, more or less.

**Parcel 2**

Commencing at a 5/8" rebar in place, accepted as the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama, thence proceed 01 degrees 49 minutes 38 seconds E a distance of 155.39' to a 1/2" capped rebar set (29409), said point being the point of beginning. From this beginning point continue S 01 degrees 49 minutes 38 seconds E a distance of 505.12' to a 1 1/2" open top pipe in place; thence N 89 degrees 21 minutes 08 seconds W a distance of 221.84 to a 1 1/2" open top pipe in place; thence S 89 degrees 58 minutes 07" W a distance of 18.33' to a 1/2" capped rebar in place (Allen); thence N 01 degrees 25 minutes 46 seconds W a distance of 419.98' to a 1/2" capped rebar in place (Allen); thence proceed N 70 degrees 36 minutes 55 seconds E a distance of 248.62", back to the point of beginning, containing 2.53 acres, more or less.

Property street address: 630 Crosscreek Drive, Sterrett, Alabama, 35147.

**SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.**

**TO HAVE AND TO HOLD** the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

Charles Stephen Shaw (SEAL)

CHARLES STEPHEN SHAW

Shawn Christopher Shaw (SEAL)

SHAWN CHRISTOPHER SHAW

STATE OF ALABAMA,

SHELBY COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that CHARLES STEPHEN SHAW, a married man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 14<sup>th</sup> day of March, 2024.

Charity Fulge  
NOTARY PUBLIC

My Commission Expires: **My Commission Expires**  
**March 25, 2025**

STATE OF ALABAMA,

SHELBY COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that SHAWN CHRISTOPHER SHAW, a married man, whose name is acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

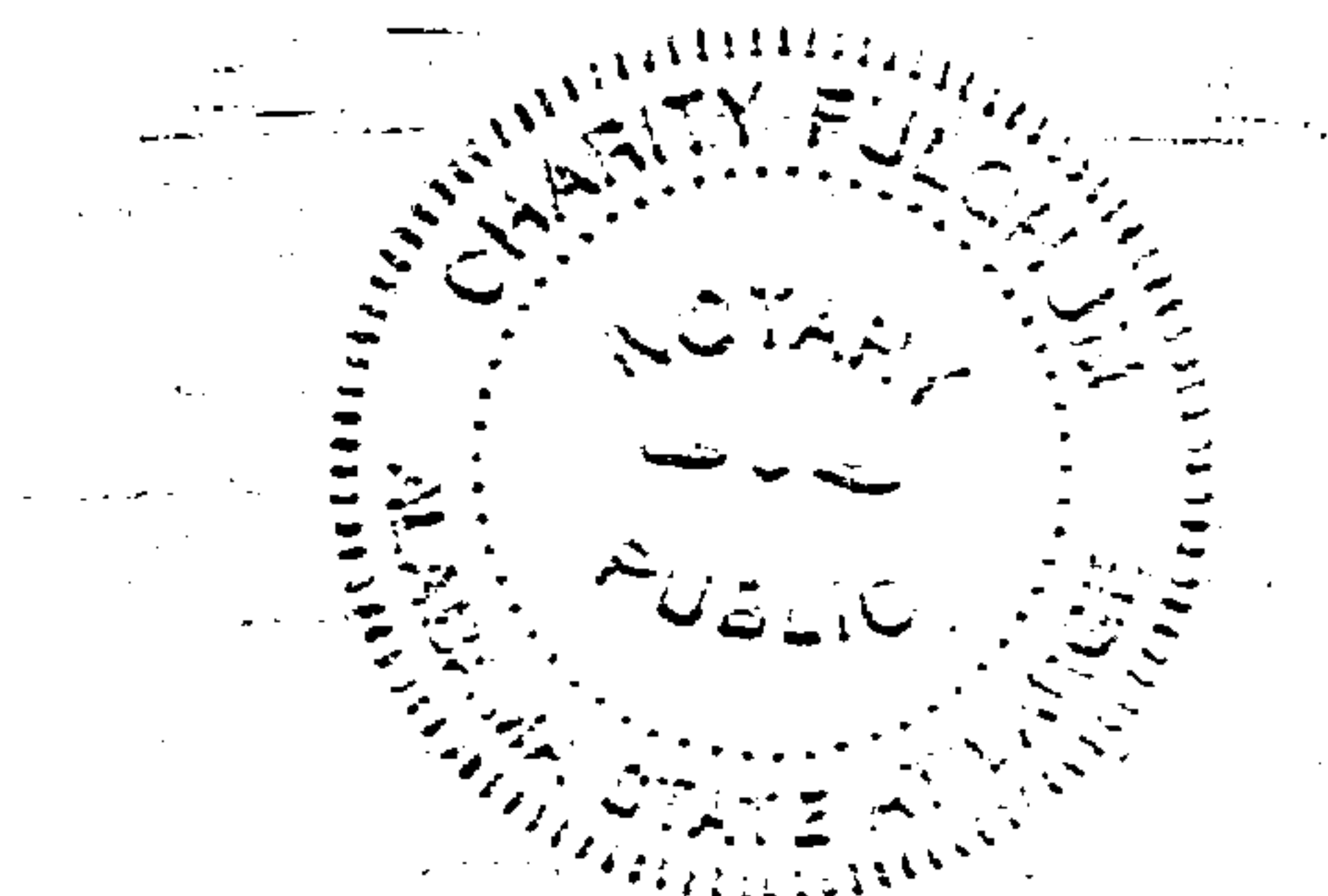
Given under my hand this the 14<sup>th</sup> day of March, 2024.

Charity Fulge  
NOTARY PUBLIC

My Commission Expires: **My Commission Expires**  
**March 25, 2025**

This instrument prepared by:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200



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

Grantor's Name Charles Stephen Shaw, et al  
 Mailing Address 8560 Pine Mountain Road  
Pinson, AL 35126

Grantee's Name Shawn Christopher Shaw, et al  
 Mailing Address 575 Crosscreek Drive  
Sterrett, AL 35147

Property Address 630 Crosscreek Drive  
Sterrett, AL 35147

Date of Sale March 14, 2024

Total Purchase Price \$ 10,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/14/2024 09:32:09 AM  
 \$41.00 JOANN  
 20240314000069120

The purchase price or actual value claim *Alvin S. Byrd* 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 3-14-2024

Print J. Van Wilkins

☐ Unattested *Samuel*  
 (verified by)

Sign *J. Van Wilkins*  
 (Grantor/Grantee/Owner/Agent) circle one