

This deed is prepared without the benefit of title insurance or title examination or survey at the request of the grantor and grantee herein. No certification is made as to title. No certification is made as to easements and encroachments, if any.

Document Prepared By:
Robert Scott Dooley, P.C.
118 18th Street North
Bessemer, AL 35020

Send Tax Notice To:
Jason McCracken
Paige Louise Greenhaw McCracken
8585 Hwy 41
Leeds, AL 35094

GENERAL WARRANTY DEED/ JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, THAT IN CONSIDERATION OF love and affection, and in order to clear title, we, Jason McCracken and wife, Paige Louise Greenhaw McCracken, herein referred to as Grantor(s)), grant, sell, bargain and convey unto Samuel Jason McCracken and wife, Paige Louise Greenhaw McCracken, (herein referred to as Grantee(s)), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in SHELBY County, Alabama to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Also conveyed herein:

An easement across the following described strip:

Begin at the SW corner of the NE ¼ of the NW ¼ of Section 18, Township 18 South, Range 1 East; thence run East along the South line of said ¼ - ¼ section for 182.46 feet to the point of beginning of said 20' strip; thence run North along said centerline to the intersection of said centerline with the South line of Adams Road.

Property Address: 8585 Hwy 41, Leeds, AL 35094

Source of Title: Instrument #20040416000199790, Judge of Probate, Shelby County, Alabama

The above-described real property is the homestead of the Grantor and Grantee.

Subject to:

1. Taxes for the year October 1, 2024 and all subsequent years.
2. Restrictions, easements and rights of way of record

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and their heirs, successors and assigns forever.

AND THE GRANTORS, we do for ourselves and for our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend that same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

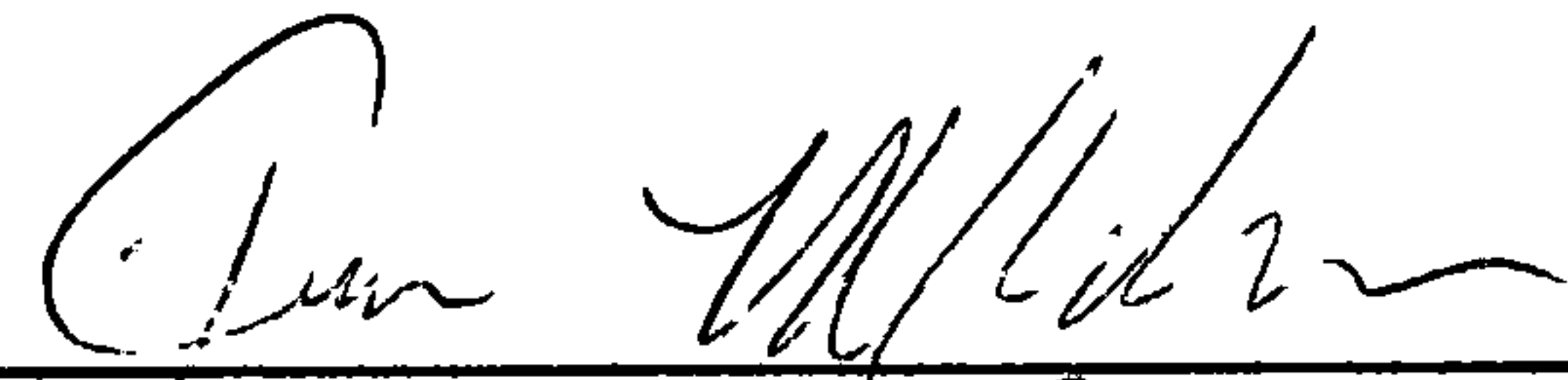
IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, this **25th day of April, 2024.**

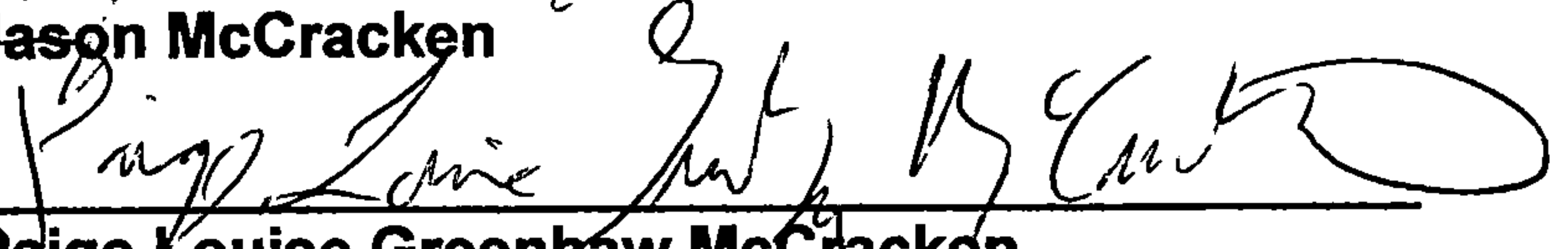
GRANTORS

Shelby County, AL 05/02/2024
State of Alabama
Deed Tax: \$333.00



20240502000129020 1/4 \$364.00
Shelby Cnty Judge of Probate, AL
05/02/2024 01:01:28 PM FILED/CERT



Jason McCracken


Paige Louise Greenhaw McCracken



20240502000129020 2/4 \$364.00
Shelby Cnty Judge of Probate, AL
05/02/2024 01:01:28 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason McCracken and Paige Louise Greenhaw McCracken**, whose names 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 **25th** day of **April, 2024**.



NOTARY PUBLIC
My Commission Expires: 1-25-2025



20240502000129020 3/4 \$364.00
Shelby Cnty Judge of Probate, AL
05/02/2024 01:01:28 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northwest corner of the SE 1/4 of NW 1/4 of Section 18, Township 18 South, Range 1 East; thence run South along the West line of said 1/4-1/4 section for a distance of 88.49 feet; thence turn an angle of 44 degrees 48 minutes 30 seconds to the left and run southeasterly for 882.15 feet to a point on the northerly right of way line of a county road; thence turn an angle of 90 degrees 00 minutes left and run northeasterly along said right of way line for 418.91 feet; thence turn an angle of 93 degrees 17 minutes to the left and run northwesterly for 630.65 feet to a point on the north line of said 1/4-1/4 section; thence turn an angle of 42 degrees 09 minutes 30 seconds to the left and run westerly along the North line of said 1/4-1/4 section for 449.58 feet to the point of beginning.
LESS AND EXCEPT property conveyed to Jobie Moore in Inst. No. 20030109000019350, recorded in Probate Office, 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
Mailing Address

JASON MCCracken
Paige MCCracken
8585 Hwy 41 S
LEEDS AL 35094

Grantee's Name
Mailing Address

Samuel JASON MCCracken
Paige Louise Green McCracken
8585 Hwy 41 S
LEEDS AL 35094

Property Address

8585 Hwy 41 S
LEEDS AL 35094

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

333,000



20240502000129020 4/4 \$364.00
Shelby Cnty Judge of Probate, AL
05/02/2024 01:01:28 PM FILED/CERT

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

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

5/2/2024

Unattested

(verified by)

Print

Sign

Samuel Jason McCracken
Paige Louise Green McCracken
Jason McCracken
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1