

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Brian Matthew Melof
192 Hill Ranch Road
Edgewood, NM 87015

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of FIVE HUNDRED THOUSAND and 00/100 DOLLARS (\$500,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JUSTIN R. CRAFT, a married man (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto BRIAN MATTHEW MELOF (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

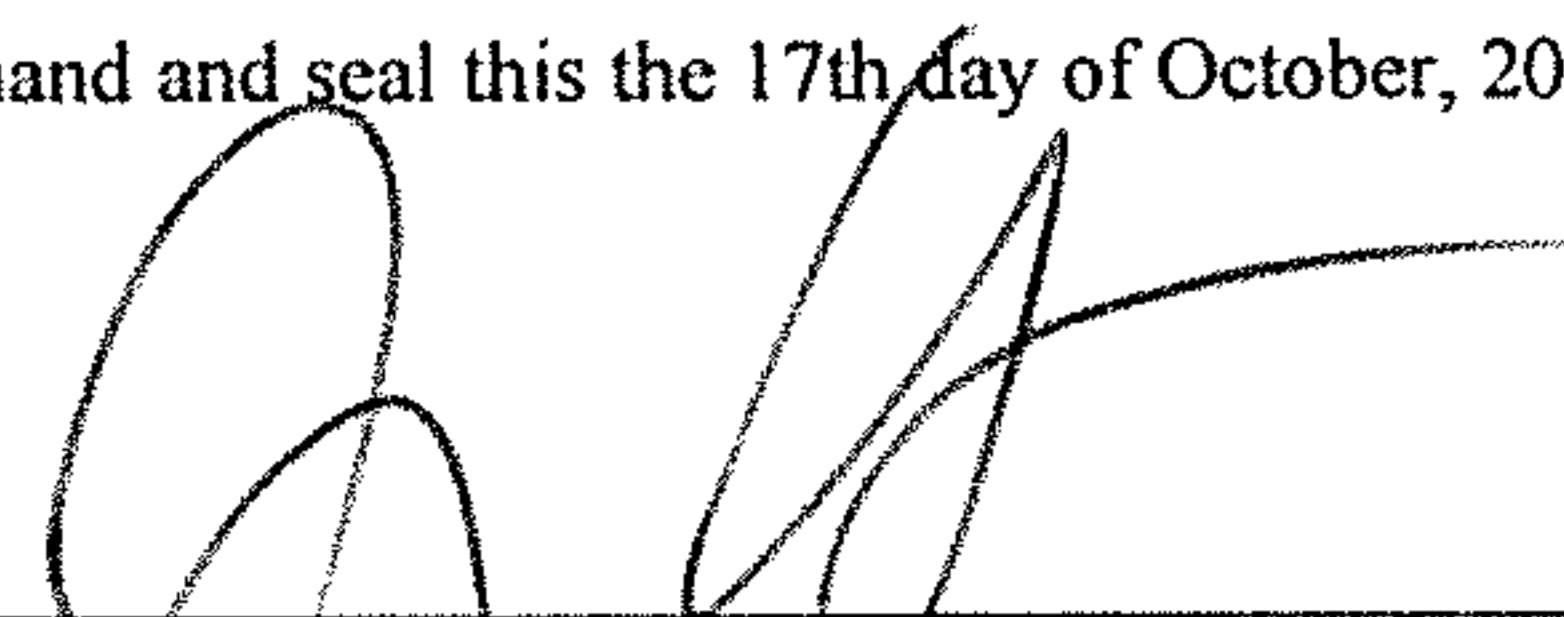
Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

Subject property does not constitute the homestead of the Grantor nor that of his spouse.

\$300,000.00 of the purchase price was paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for himself and for his heirs, successors and assigns covenant with the said Grantee, his heirs successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will, and his heirs, successors and assigns shall warrant and defend the same to the said Grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

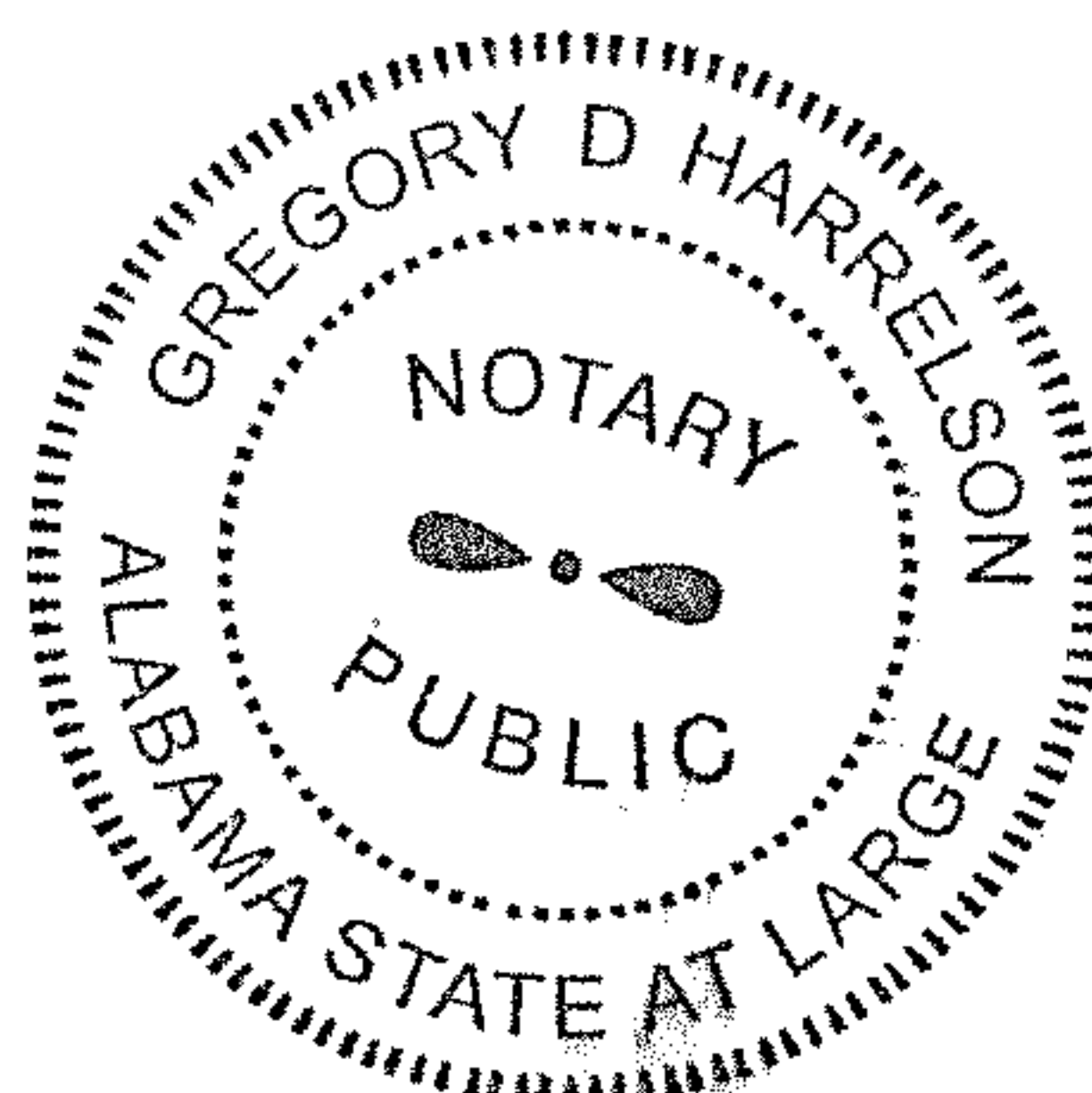
IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this the 17th day of October, 2024.


Justin R. Craft

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Justin R. Craft, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 17th day of October, 2024.




NOTARY PUBLIC
My Commission Expires 8/21/27

EXHIBIT "A"

Legal Description:

Record Description:

The East 1/2 of the NW 1/4 of Section 36, Township 19, Range 1 East, Situated in Shelby County, Alabama.

Survey Description:

Commence at a 4" x 4" concrete monument in place being the Northwest corner of the Northeast one-fourth of the Northwest one-fourth of Section 36, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 19' 18" East along the North boundary of said quarter-quarter section for a distance of 1333.61 feet to a 4" x 4" concrete monument in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 00° 47' 23" East along the East boundary of said quarter-quarter section and along the East boundary of the Southeast one-fourth of the Northwest one-fourth of said Section for a distance of 2622.88 feet to a 4" x 4" concrete monument in place, said point being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth; thence proceed South 89° 11' 13" West along the South boundary of said quarter-quarter section and along a yellow painted line for a distance of 1335.22 feet to a 4" x 4" concrete monument in place, said point being the Southwest corner of said quarter-quarter section; thence proceed North 00° 45' 17" West along the West boundary of said quarter-quarter section, along the West boundary of said Northeast one-fourth of the Northwest one-fourth and along a yellow painted line for a distance of 2626.01 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 19 South, Range 1 East, Shelby County, Alabama and contains 80.40 acres, said property being the same as described on Instrument # 20110725000215720 as recorded in the Probate Office of 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 Justin R Craft
 Mailing Address 3605 Shandwick Place
Birmingham, AL 35242

Grantee's Name Brian Matthew Melof
 Mailing Address 192 Hill Ranch Road
Edgewood, NM 87015

Property Address N/A

Date of Sale 10/17/2024

Total Purchase Price \$ 500,000.00

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
 11/01/2024 12:50:03 PM
 \$528.00 DANIEL
 20241101000341280



Allen S. Bayl

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 10/17/2024

Print Justin R Craft

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1