

THIS INSTRUMENT PREPARED BY:  
Jeff W. Parmer  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
**Dalton Craig**  
**369 Hwy 63**  
**Calera, AL 35040**

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED TWENTY THOUSAND AND 00/100 (\$220,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Slack Realty Group LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dalton Craig, a single man** (hereinafter referred to as GRANTEE), his successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Attached Exhibit "A"**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **369 Hwy 63, Calera, AL 35040**

**\$213,400.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his successors and assigns forever.

AND SAID GRANTOR, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's successors and assigns, forever against the lawful claims of all persons.

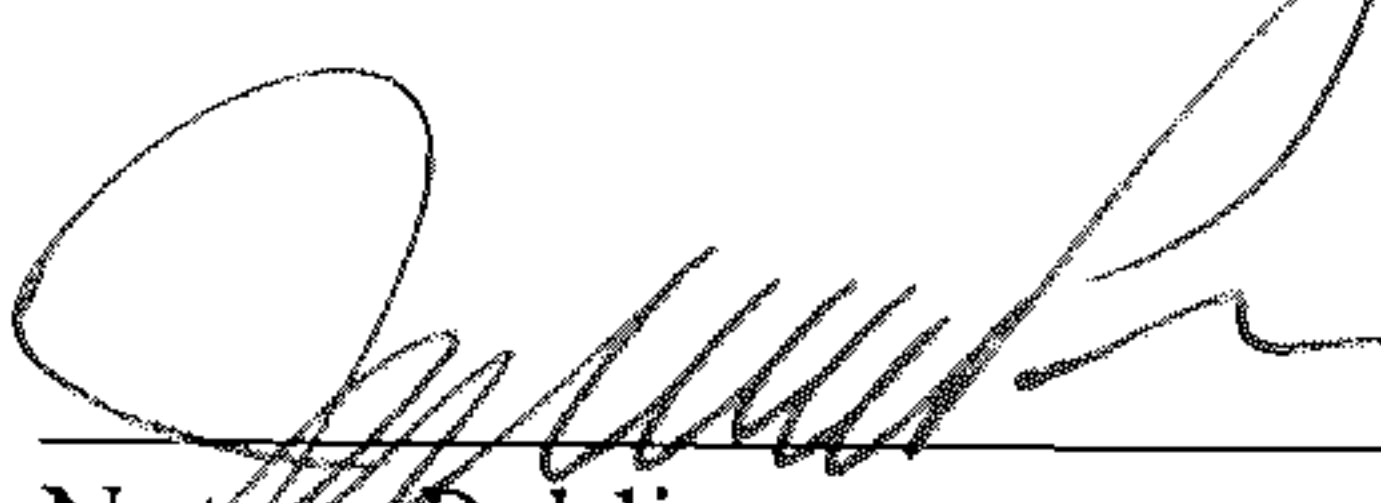
Slack Realty Group LLC, an Alabama Limited  
Liability Company

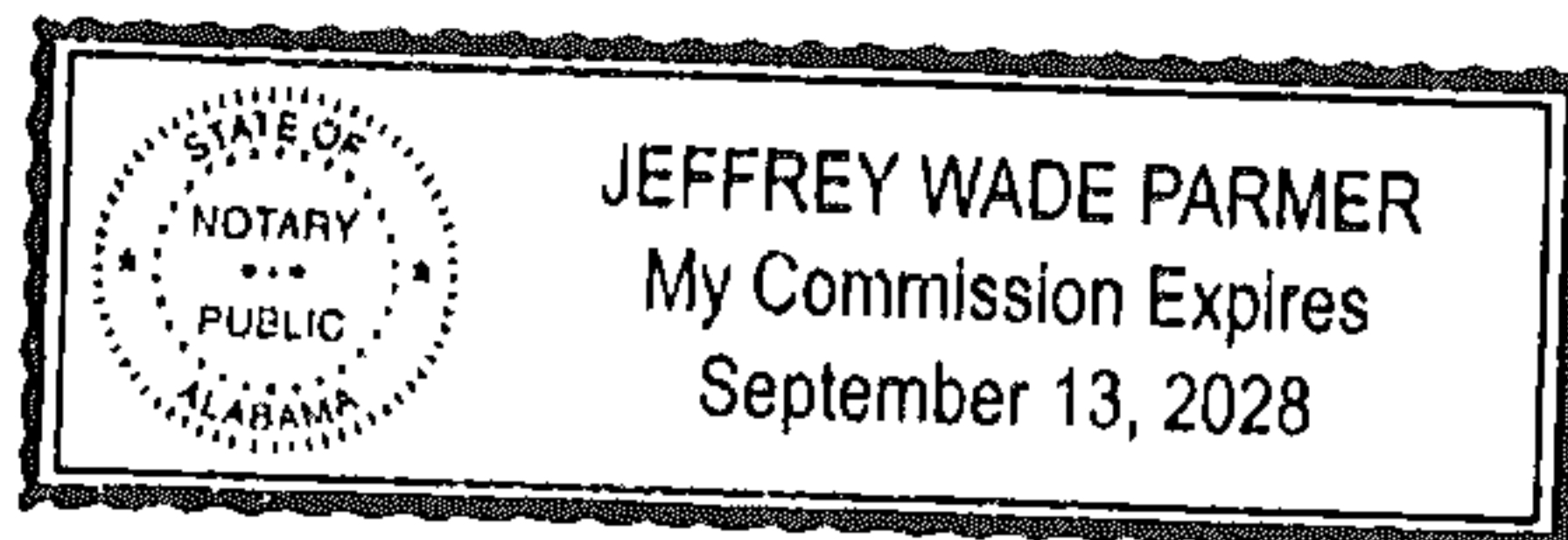
By:   
Sammy Slack, Sole Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Sammy Slack, Sole Member of Slack Realty Group LLC whose name as Sole of Slack Realty Group LLC, a AL Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 7th day of November, 2024.

  
Notary Public  
My Commission Expires: 9/13/2028



**Exhibit "A"**  
**Property Description**

Beginning at the Northern intersection of Tracts 458 and 455 according to Lloyd's Map which can be further described as the Southwest corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West; run thence South 01°28'34" East for 337.87 feet; turn thence North 89°52'44" East for 1,174.82 feet to a point said point being the Point of Beginning of the property herein described; thence continue along last described course 206 feet to a point on the Westerly right of way of Shelby County Road #63; thence run in a Southeasterly direction along said right of way of Shelby County #63 a distance of 240 feet to a point; thence run in a Southwesterly direction a distance of 265 feet to a point of a fence line, said point of 289 feet South of the Point of Beginning; thence run in a Northerly direction along the established fence line a distance of 289 feet to the Point of Beginning. Situated in 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	<u>Slack Realty Group LLC</u>	Grantee's Name	<u>Dalton Craig</u>
Mailing Address	<u>1273 Claire Terrace</u>	Mailing Address	<u>369 Hwy 63</u>
	<u>Birmingham, AL 35244</u>		<u>Calera, AL 35040</u>
Property Address	<u>369 Hwy 63</u>	Date of Sale	<u>November 7, 2024</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$220,000.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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 November 7, 2024

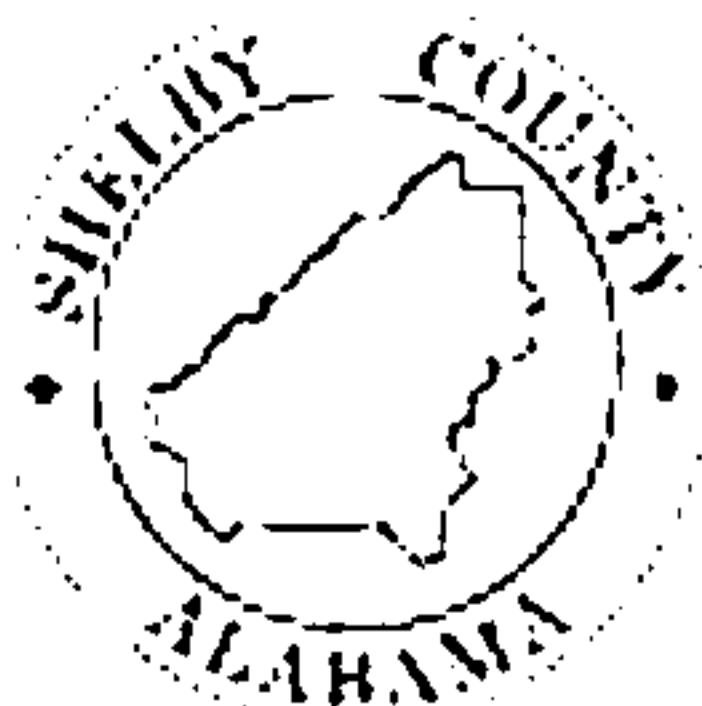
☐ Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent circle one)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/07/2024 11:51:02 AM**  
**\$38.00 BRITTANI**  
**20241107000347630**

**Form RT-1**

*Allen S. Bayl*