

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Justin R. Craft & Kimberly B. Craft
6054 Mill Creek Drive
Birmingham, AL 35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (350,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

J. Richard Walker as Trustee of the William Knox Mackey Trust created under Article III of the Betty Black Mackey Revocable Trust dated April 4, 2001

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Justin R. Craft and Kimberly B. Craft

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 88, according to the Final Record Plat of Greystone Farms, Mill Creek Sector, Phase I, as recorded in Map Book 22, Page 25, in the Probate Office of SHELBY County, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 3rd day of December, 2024.

**J. Richard Walker as Trustee of the William
Knox Mackey Trust created under Article III
of the Betty Black Mackey Revocable Trust
dated April 4, 2001**

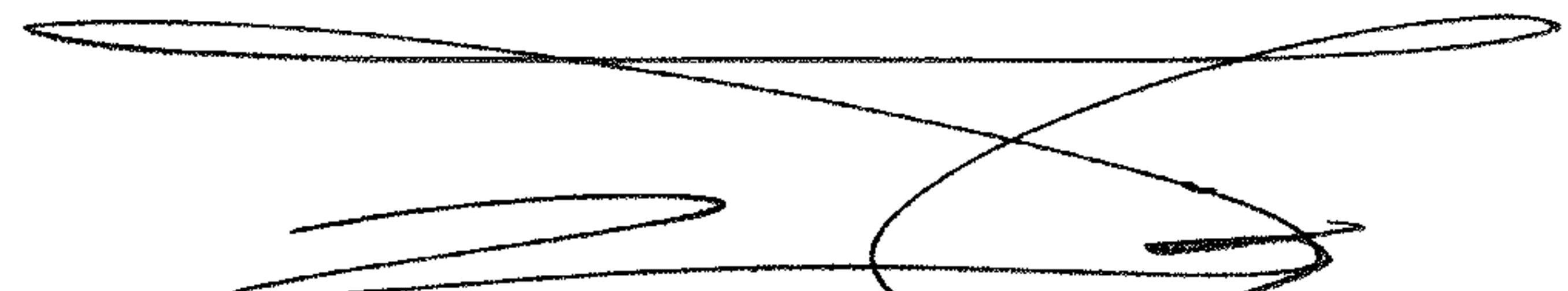

J. Richard Walker, Trustee

STATE OF ALABAMA)

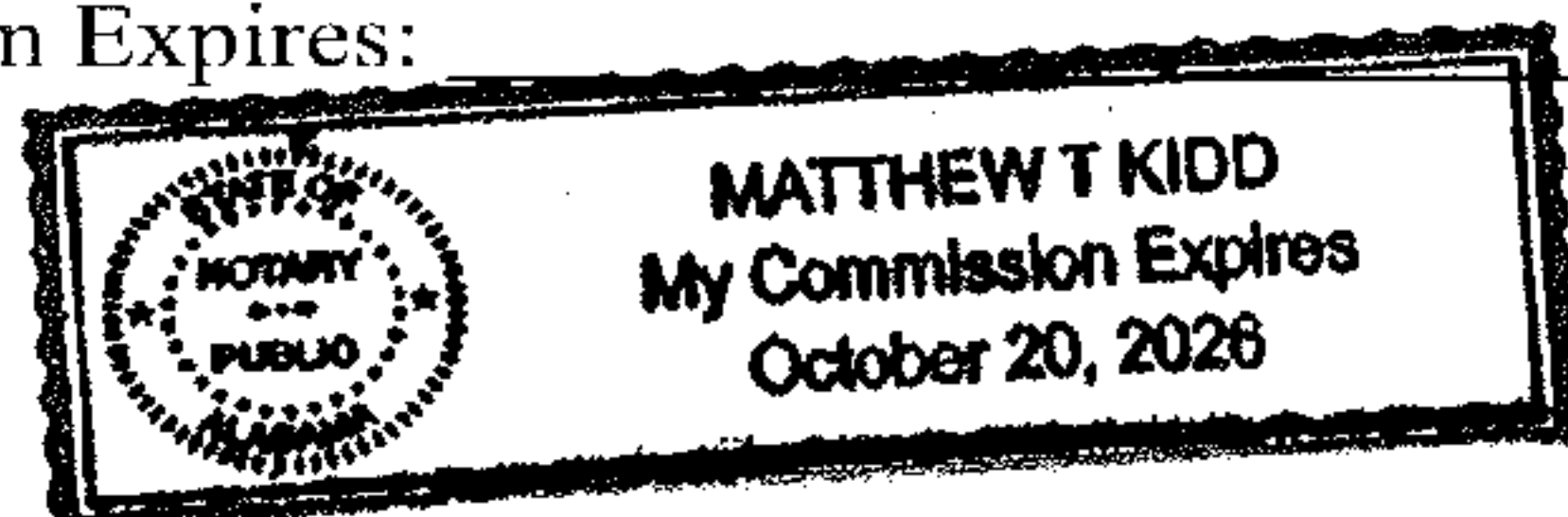
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Richard Walker as Trustee of the William Knox Mackey Trust created under Article III of the Betty Black Mackey Revocable Trust dated April 4, 2001**, 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, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 3rd day of December, 2024.


Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2024 08:09:04 AM
 \$378.00 PAYGE
 20241205000374150

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name J. Richard Walker, Trustee of J Richard Walker
as Trustee of the William Knox Mackey Trust created under
Article III of the Betty Black Mackey Revocable Trust dated April
4, 2001

Mailing Address P.O. Box 530661
Birmingham, AL. 35253

Property Address 6054 Mill Creek Drive
Birmingham, AL 35242

Grantee's Name Justin R. Craft and Kimberly B. Craft
 Mailing Address 6054 Mill Creek Drive
Birmingham, AL 35242

Date of Sale 12 / 3 / 24
 Total Purchase Price \$350,000.00

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)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ 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 12 / 3 / 24

Print Shannon Anderson

☒ Unattested

Sign Shannon Anderson / Agent

Form RT-1