

Send tax notice to:
KENNETH WAYNE GREGORY AND DARLENE CRAWFORD RAUGHTON
65 WINDING STAIR TRAIL
LEEDS, AL 35094

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Six Hundred Forty-Nine Thousand and 00/100 (\$649,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **EARL C. ADAIR, AN UNMARRIED INDIVIDUAL and BEVERLY A. ADAIR, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **KENNETH WAYNE GREGORY AND DARLENE CRAWFORD RAUGHTON**, hereinafter referred to as GRANTEE(S), 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, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.
~~\$324,500.00~~
~~\$324,950.00~~ OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 5th day of December, 2024.


EARL C. ADAIR



BEVERLY A. ADAIR

BY: 
WILLIAM ALLEN WALDROP, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that EARL C. ADAIR and BEVERLY A. ADAIR, BY WILLIAM ALLEN WALDRIP, ATTORNEY-IN-FACT 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, EARL C. ADAIR AND BEVERLY A. ADAIR, BY WILLIAM ALLEN WALDRIP, in his capacity of Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2024.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

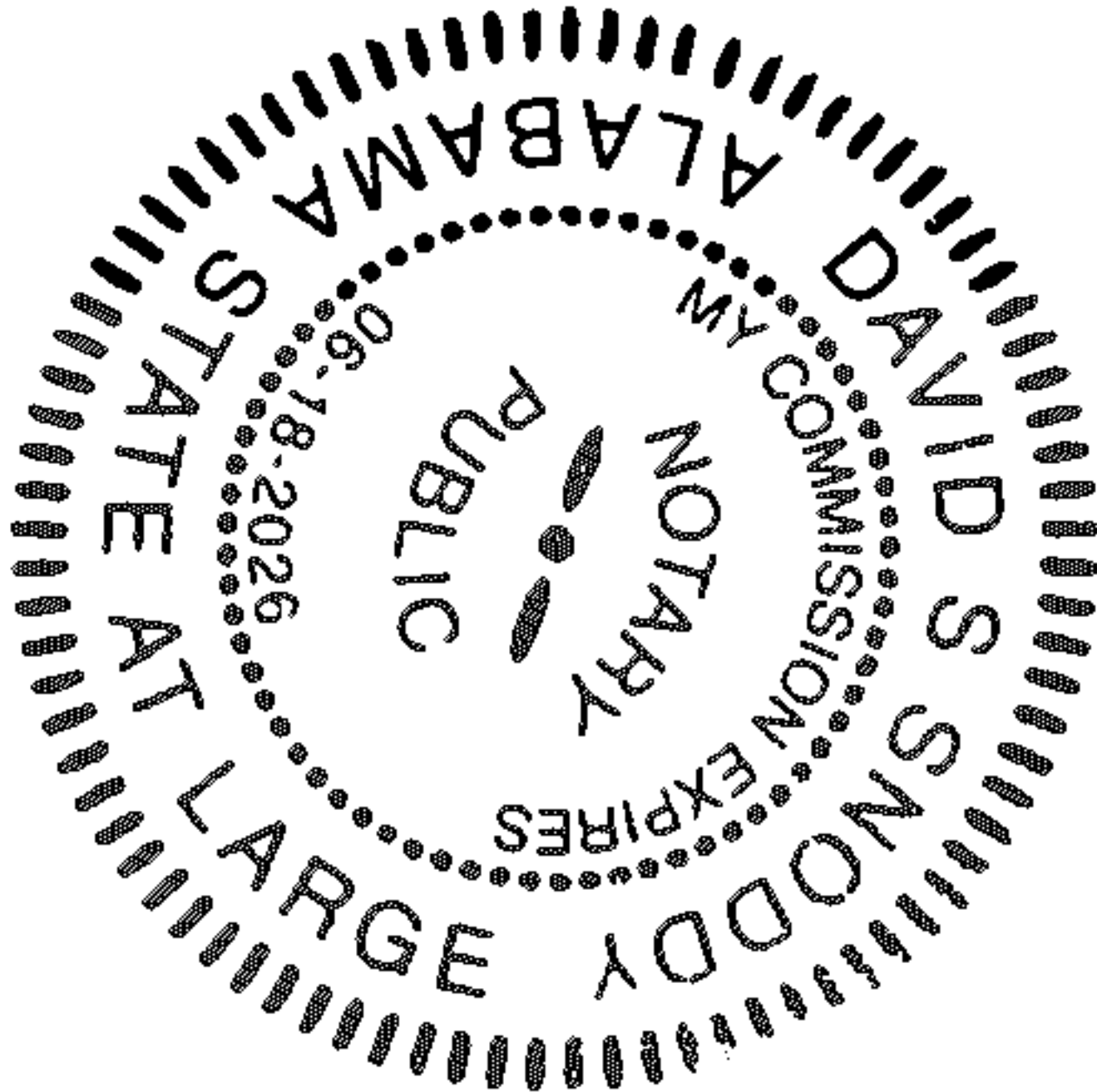


EXHIBIT A

PARCEL I:

Commence at a 5/8" rebar found at the NW corner of the NW 1/4 of NW 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88°27'19" East along the North line of Section 9 for 60.08 feet to the POINT OF BEGINNING; thence continue along said line South 88°27'19" East 1260.51 feet to a 5/8" rebar set at the NE corner of the NW 1/4 of the NW 1 /4 of Section 9; thence South 0°19'01" East along the East line of said 1/4-1/4 for 210.48 feet to a 5/8" rebar set; thence North 88°33'31" West 448.33 feet; thence along the center of Shoal Creek South 15°31'62" East 304.41 feet South 49°48'23" East 64.03 feet South 86°25'25" East 131.34 feet; South 63°16'21" East 38.47 feet, South 25°14'44" West 193.28 feet; thence leaving said creek South 88°34'28" East 245.36 feet to a 5/8" rebar set; thence along said East line South 0°19'01" East 93.26 feet to a 1/2" rebar found; thence North 88°30'05" West 1269.62 feet to a 5/8" rebar; thence North 0°22'34" West 828.09 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

LESS AND EXCEPT the following:

Commence at a 5/8" rebar found at the NW corner of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88°27'19" East along the North line of

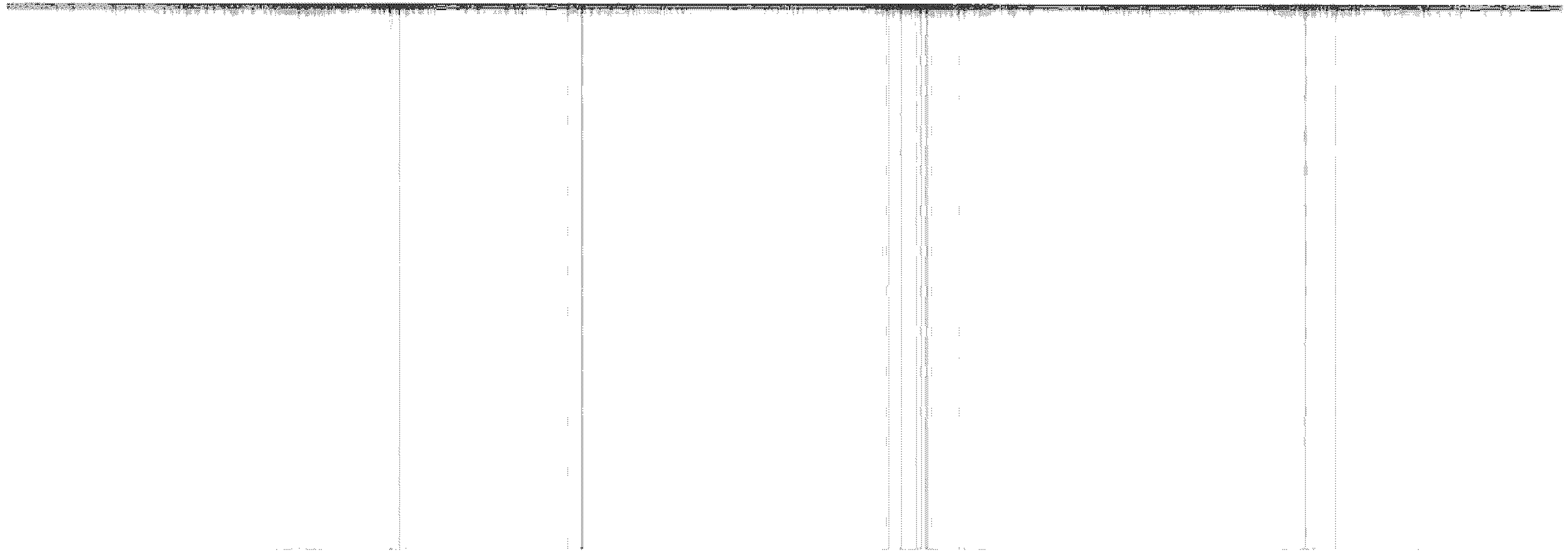
Section 9 for 1320.57 feet to a 5/8" rebar set at the NE corner of the NW 1/4 of the NW 1/4 of Section 9; thence South 0°19'01" East along the East line of said 1 /4-1/4 for 210.48 feet to a 5/8" rebar set; thence North 88°33'31" West 448.33 feet; thence along the center of Shoal Creek South 15°31'52" East 211.34 feet to the POINT OF BEGINNING; thence continue along said creek South 15°31'52" East 93.06 feet; South 49°48'23" East 54.03 feet; South 86°25'25" East 131.34 feet; South 63°16'21" East 38.47 feet; South 25°14'44" West 193.28 feet; thence, leaving said creek, South 88°34'28" East 245.36 feet; thence South 0°19'01" East 93.26 feet; thence North 88°30'05" West 1259.62 feet; thence North 0°22'34" West 414.65 feet; thence South 88°27'19" East 867.22 feet to the POINT OF BEGINNING.

INGRESS - EGRESS EASEMENT

An Easement for Ingress and Egress 30 feet wide, lying 15 feet North and South of the fallowing described centerline:

Commence at a 5/8" rebar found at the NW corner of Section 9, Township 18 South, Range 1 East, Shelby County Alabama; thence South 0°22'34" East along the West line of Section 9 for 813.13 feet to the POINT OF BEGINNING; thence South 88°30'05" East 60.08 feet to the POINT OF ENDING.

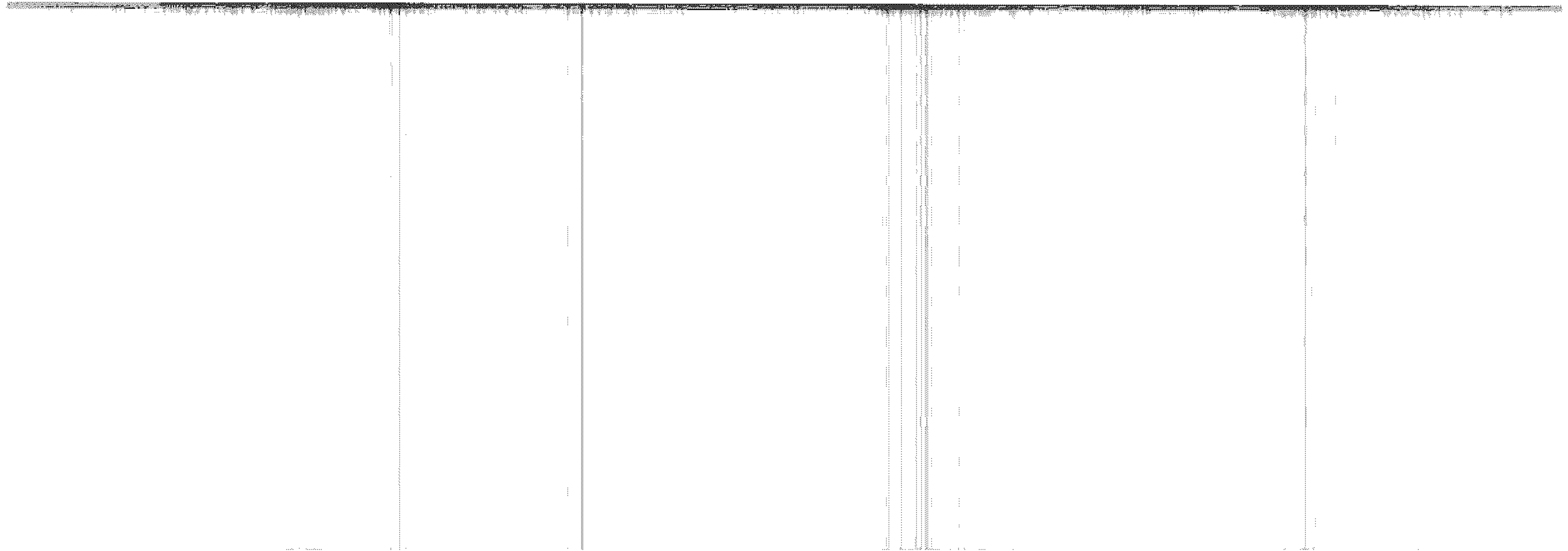
LESS AND EXCEPT THE FOLLOWING:



Commence at the NW Corner of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 88°27'19" East a distance of 515.63 feet; thence North 01°43'33" East a distance of 452.97 feet to the Southerly R.O.W. line of Shelby County Highway 41; thence North 73°22'21" East and along said R.O.W line a distance of 31.39 feet; thence South 01°42'02" West and leaving said R.O.W. line a distance of 462.76 feet to the POINT OF BEGINNING; thence South 01°32'41" West a distance of 27.00 feet; thence South 88°27'19" East a distance of 488.11 to the approximate centerline of Shoal Creek; thence North 56°20'59" East and along said approximate centerline of creek a distance of 46.85 feet; thence North 88°27'19" West and leaving said approximate centerline of creek a distance of 526.39 feet to the POINT OF BEGINNING.

PARCEL II:

Commence at a 5/8" rebar found at the SW corner of Section 4, Township 18 South, Range 1 East, Shelby County Alabama; thence South 88°27'19" East along the South line of Section 4 for 515.63 feet (m) 550.00 (d) to a 5/8" rebar set at the POINT OF BEGINNING; thence continue South 88°27'17" East along said line 30.00 feet to a 5/8" rebar set: thence North 1°42'02" East along a wire fence 462.97 feet (m) 530.36 feet (d) to a 5/8" rebar set at the point of curvature of a curve to the right having a radius of 1457.52 feet a central angle of 1°14'39" and a chord of 31.65 feet bearing South 73°06'55" West; thence West along said curve and the Southerly right of way line of County Highway 41 for 31.65 feet to a 5/8" rebar set: thence South 1°42'02" West 452.96 feet to the POINT OF BEGINNING.



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:

Property Address

EARL C. ADAIR
1629
Dodson Dr W-W
Cullman AL 35094
65 WINDING STAIR TRAIL
LEEDS, AL 35094

Grantee's Name
Mailing Address:

Date of Sale:
Total Purchaser Price

KENNETH WAYNE GREGORY
65 WINDING STAIR TRAIL
LEEDS, AL 35094
December 5, 2024
\$649,000.00

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
☒ 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 of 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 Sec. 40-22-1 (h).

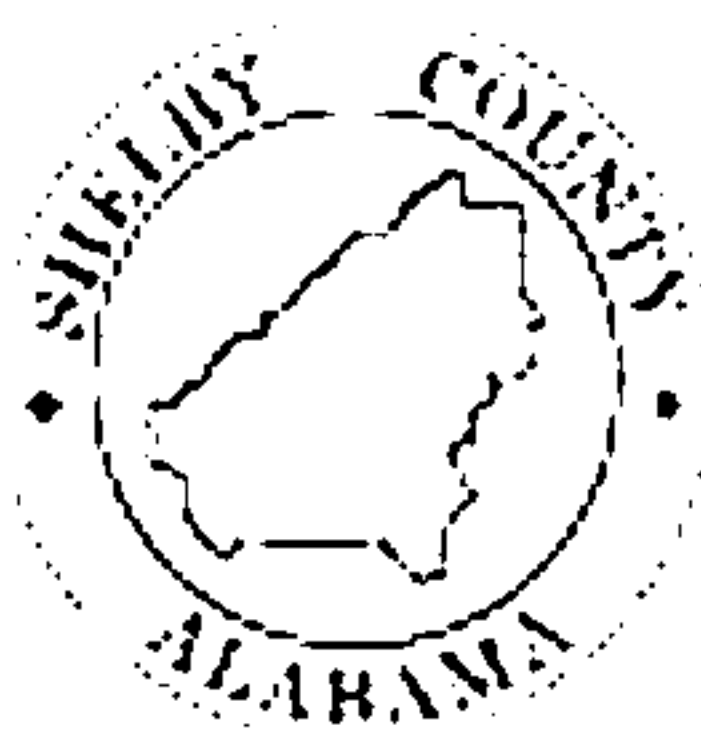
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date

Print Earl C. Adair

Unattested
(verified by)

Sign Earl C. Adair
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2024 01:58:38 PM
\$355.50 BRITTANI
20241209000378270

Allie S. Boyd