

This Instrument was Prepared by: Send Tax Notice To: Caleb Crosby

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30261

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged. I or we, **The James Ray and Bobbie C. Taylor Family Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caleb Crosby**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of December, 2024.

THE JAMES RAY AND BOBBIE C. TAYLOR FAMILY TRUST

Terry Taylor Kirklin
Terry Taylor Kirklin
Trustee

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terry Taylor Kirklin as Trustee of The James Ray and Bobbie C. Taylor Family Trust, whose name(s) 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 20th day of December, 2024.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

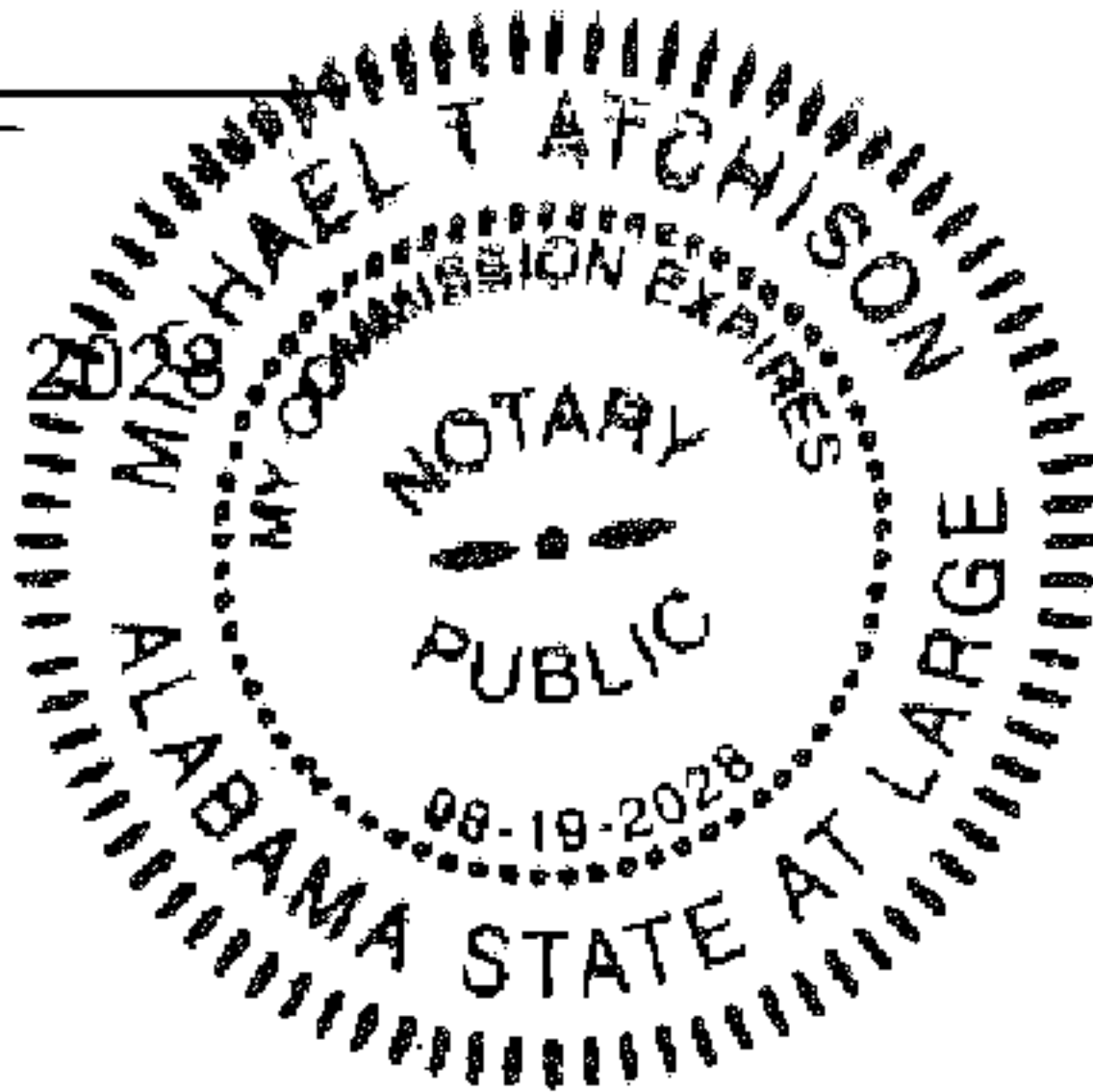
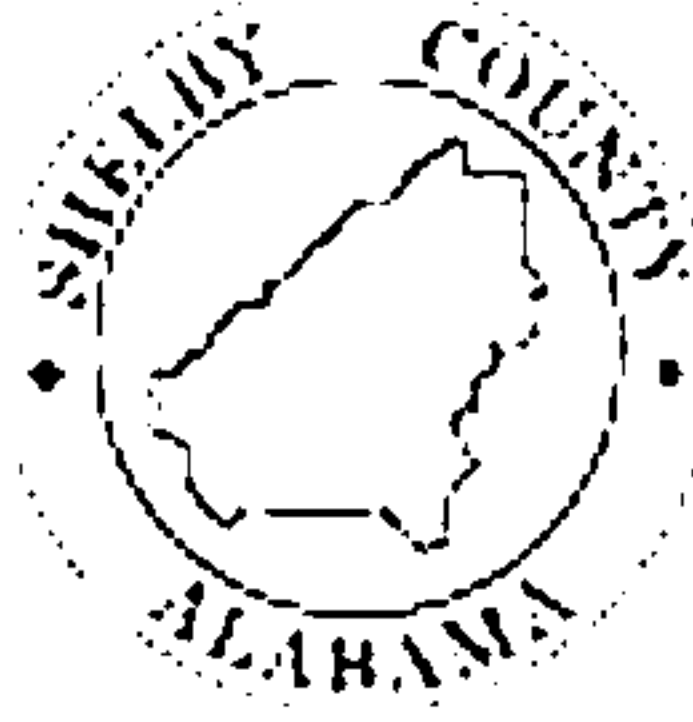


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
Beginning at a T-post found at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 04 minutes 02 seconds East a distance of 286.23 feet to a 1/2-inch open top pipe found; thence North 01 degrees 57 minutes 45 seconds West a distance of 890.99 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence North 00 degrees 41 minutes 10 seconds West a distance of 643.11 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence South 89 degrees 52 minutes 52 seconds West a distance of 1670.77 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence South 00 degrees 32 minutes 33 seconds East a distance of 637.15 feet to a T-post found; thence North 89 degrees 54 minutes 28 seconds West a distance of 203.68 feet to a 1/2-inch capped rebar set (stamped Jackson CA#615) on an existing fence line; thence with said fence South 03 degrees 52 minutes 13 seconds West a distance of 89.43 feet to a 1/2-inch open top pipe found at a fence corner; thence continue with said fence line North 87 degrees 51 minutes 30 seconds West a distance of 778.46 feet to a 1/2-inch capped rebar set (stamped Jackson CA#615); thence leaving said fence South 03 degrees 52 minutes 25 seconds West a distance of 1177.56 feet to a 1/2-inch open top pipe found at a fence corner at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township, Township 20 South, Range 1 East, Shelby County, Alabama; thence with a fence line North 88 degrees 53 minutes 21 seconds East a distance of 1295.53 feet to a 1-inch square iron found at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 87 degrees 57 minutes 58 seconds East a distance of 635.13 feet to a 1/2-inch solid iron found; thence North 89 degrees 17 minutes 23 seconds East a distance of 665.75 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/20/2024 02:13:56 PM
 \$403.00 JOANN
 20241220000389310

Alex S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	The James Ray and Bobbie C. Taylor Family Trust	Grantee's Name	Caleb Crosby
Mailing Address	<u>+ 260 Highland View Drive</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>4100 Old Florida Short Rte</u> <u>Mountain Brook, AL 35243</u>
Property Address	<u>O Carroll Road</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 20, 2024</u>
		Total Purchase Price	<u>\$375,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> 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 of 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 December 17, 2024

Print The James Ray and Bobbie C. Taylor Family Trust

Unattested

(verified by)

Sign *James Taylor Kirklin*
 (Grantor/Grantee/Owner/Agent) circle one