

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
BRANDON BOYINGTON

188 CHESSER RESERVE DRIVE
CHELSEA, ALABAMA 35043

WARRANTY DEED

State of Alabama
JEFFERSON County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) to the undersigned Grantors, MARCUS RYAN CRANMER, A MARRIED MAN and DAVID BRANDON CRANMER, A MARRIED MAN, (hereinafter referred to as Grantors), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto BRANDON BOYINGTON, (herein referred to as Grantee), 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 JEFFERSON County, Alabama, to-wit:

LOT 2 OF LITTLE RIVER ESTATES AS RECORDED IN MAP BOOK 57 PAGE 46 IN THE PROBATE COURT FOR SHELBY COUNTY ALABAMA

STREET ADDRESS COMMONLY KNOWN AS 10600 HIGHWAY 55, STERRETT, ALABAMA 35147.
ADDRESS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

Property address: 10600 HIGHWAY 55, LEEDS, AL 35147

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. ALABAMA POWER LINE AGREEMENT AS RECORDED IN INSTRUMNET 201304260000169670
5. SETBACK LINES, EASEMENTS AND OTHER MATTERS SHOWN ON SURVEY OF LITTLE RIVER ESTATES AS RECORDED IN MAP BOOK 57 PAGE 46, AFORESAID RECORDS

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THAT OF HIS SPOUSE

of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO and said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and his/her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 3rd day of February, 2025.

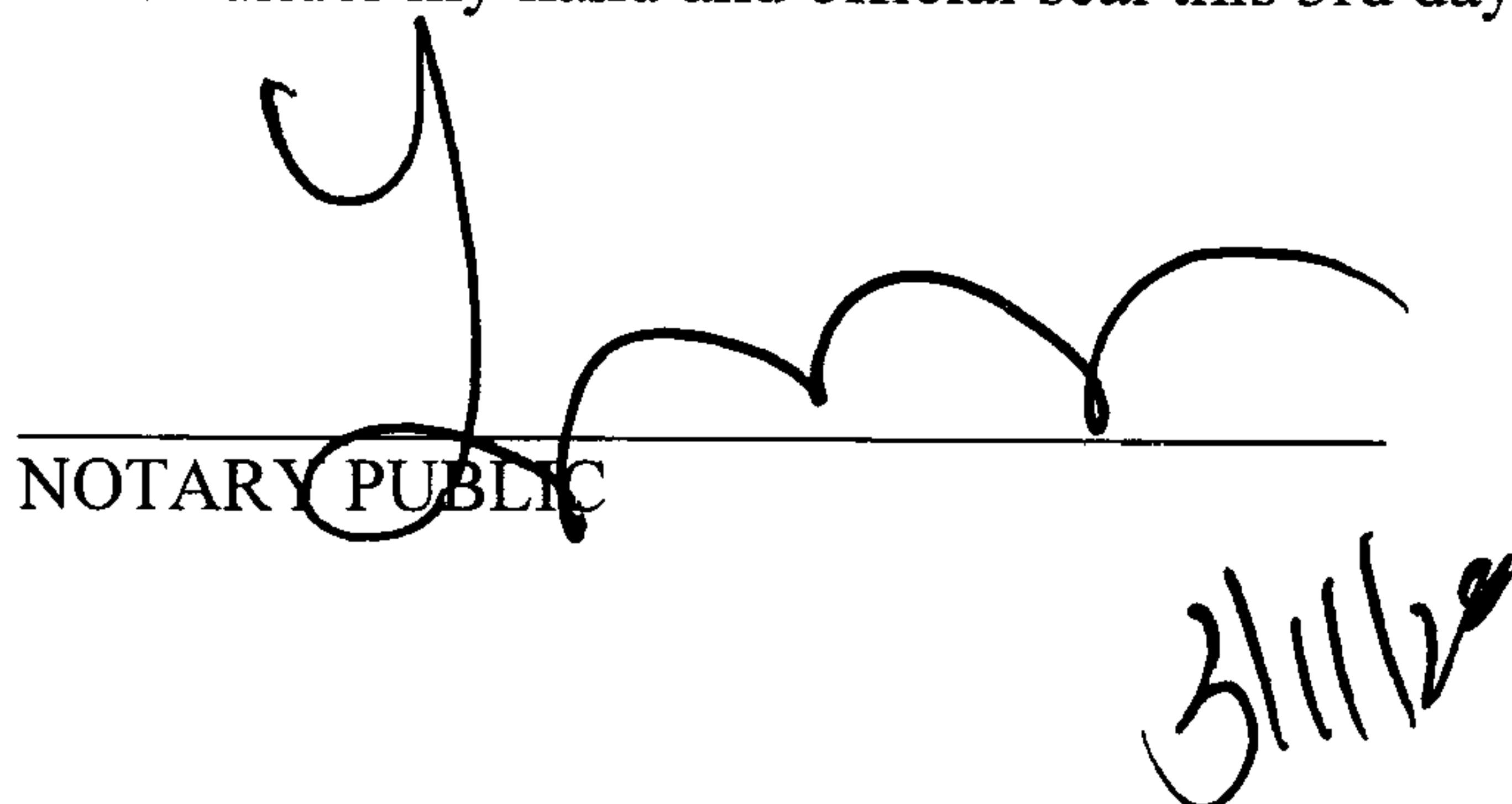

MARCUS RYAN CRANMER


DAVID BRANDON CRANMER

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MARCUS RYAN CRANMER and DAVID BRANDON CRANMER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2025.


NOTARY PUBLIC
3/11/25

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: **MARCUS RYAN CRANMER
and DAVID BRANDON
CRANMER** Grantee's Name: **BRANDON BOYINGTON**

Mailing Address: **10600 HIGHWAY 55
LEEDS, AL 35147** Mailing Address: **10600 HIGHWAY 55
LEEDS, AL 35147**

Property Address: **10600 HIGHWAY 55
LEEDS, AL 35147** Date of Sales **February 3rd, 2025**

Total Purchase Price: **(\$215,000.00)**

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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</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 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: February 3rd, 2025

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by) _____



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 11:31:07 AM
\$243.00 BRITTANI
20250203000032410**

Barnes & Barnes Law Firm, P.C. File No: 24-5378

Allen S. Barnes