

This Instrument was Prepared by:

Send Tax Notice To: Dave W. Wood, III

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

File No.: S-25-30321

19809 River Dr
Shelby, AL 35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Eight Thousand Dollars and No Cents (\$58,000.00)**, 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, **John W. Cromeans, Jr.**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dave W. Wood, III**, (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.

No part of the homestead of the Grantor herein or spouse, if any.

Grantor herein is the surviving grantee in Inst. No. 20060628000310010, the other grantee, Jane M. Cromeans, having died on March 11, 2022.

\$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 3rd day of

Feb 2025.


John W. Cromeans, Jr.

State of MS

County of Quitman

I, Chris Hawkins, a Notary Public in and for the said County in said State, hereby certify that John W. Cromeans, Jr., 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 3rd day of February, 2025.

Chris Hawkins

Notary Public, State of MISSISSIPPI

My Commission Expires: March 16, 2026



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, and the SW 1/4 of the SW 1/4 of Section 8, all in Township 22 South, Range 2 East, more particularly described as follows: Begin at the SW corner of Lot 12 of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northeasterly direction along the Northwestern line of said Lot 12, a distance of 315.74 feet to the NW corner of said Lot 12; thence 136 degrees 20 minutes left in a Southwesterly direction, a distance of 300.40 feet; thence South 13 degrees 50 minutes left in a Southwesterly direction, a distance of 265.00 feet; thence 14 degrees 30 minutes right, in a Southwesterly direction, a distance of 145.00 feet; thence 84 degrees 30 minutes right, in a Northwesterly direction, a distance of 60.00 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 194.20 feet; thence 102 degrees 56 minutes 46 seconds left, in a Northwesterly direction, a distance of 170.76 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 161.06 feet; thence 5 degrees 24 minutes left, in a Southwesterly direction, a distance of 276.70 feet to the beginning of a curve to the left, having a radius 267.60 feet, and a central angle of 28 degrees 01 minutes; thence along said curve, a distance of 130.85 feet to end of said curve; thence in a Southwesterly direction, tangent to said curve, a distance of 8.00 feet to the beginning of a curve to the left, having a radius of 64.50 feet and a central angle of 79 degrees 10 minutes; thence along said curve a distance of 89.12 feet; thence in a Southeasterly direction, tangent to said curve, a distance of 106.00 feet to the beginning of a curve to the left, having a radius of 109.46 feet and a central angle of 61 degrees 30 minutes; thence along said curve a distance of 117.49 feet; thence in a Northeasterly direction, tangent to said curve, a distance of 456.40 feet, to the beginning of a curve to the right, having a radius of 326.89 feet, and a central angle of 40 degrees 50 minutes; thence along said curve a distance of 232.97 feet; thence in a Northeasterly direction, tangent to said curve a distance of 10.00 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Dave W. Wood, III, as shown in Instrument #20230104000003060, being more particularly described as follows:

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 7, and the SW 1/4 of the SW 1/4 of Section 8, all in Township 22 South, Range 2 East, more particularly described as follows: Begin at the NW corner of Lot 12 of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the Westerly line of said Lot 12, a distance of 315.74 feet to the Southwest corner of said Lot 12, said point being on the Northerly right of way of said River Drive; thence 73 degrees 38 minutes 14 seconds right, in a Westerly direction along said River Drive, a distance of 10.0 feet to the beginning of a curve to the left, having a radius of 326.89 feet; thence in a Westerly direction along said curve and River Drive, a distance of 53.52 feet; thence continue along said curve and River Drive a distance of 102.65 feet; thence in a Northwesterly direction along a line radial to said curve, a distance of 150.54 feet; thence 73 degrees 33 minutes 07 seconds right in a Northeasterly direction, a distance of 80.51 feet; thence 13 degrees 50 minutes right, in a Northeasterly direction, a distance of 125.00 feet; thence continue in a Northeasterly direction along the 397 contour of Lay Lake 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	<u>John W. Cromeans, Jr.</u>	Grantee's Name	<u>Dave W. Wood, III</u>
Mailing Address	<u>720 S 8th St</u> <u>Oxford MS 38865</u>	Mailing Address	<u>19809 River Dr</u> <u>Shelby, AL 35143</u>
Property Address	<u>0 River Drive</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>February 07, 2025</u>
		Total Purchase Price	<u>\$58,000.00</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 January 31, 2025

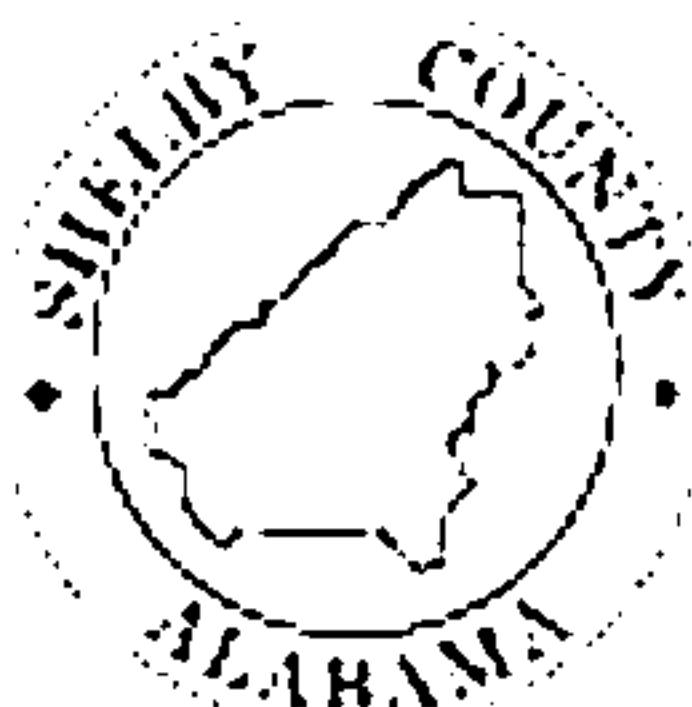
Print John W. Cromeans, Jr.

 Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Form RT-1

Clerk

Shelby County, AL

02/07/2025 02:21:38 PM

\$86.00 BRITTANI

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Alvin S. Bayl