

This document prepared by:
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310 Canyon Park Drive
Pelham, AL 35124
(205) 620-1278

(No survey examined and no title
examination made by this attorney.)
Source of Title: 20070611000273030,
Probate Office Of Shelby County,
Alabama, June 11, 2007.

Warranty Deed

STATE OF ALABAMA)
SHELBY COUNTY)



20250303000062210 1/3 \$305.00
Shelby Cnty Judge of Probate, AL
03/03/2025 11:20:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Hundred and No/100 (\$100.00) Dollars, cash in hand and other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, **Bradley J. McCune**, a married man, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey and warrant unto **Bradley J. McCune and Stephanie A. McCune, a married couple**, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 55, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

Subject to a mortgage of \$85,000 with TrustMark.

TO HAVE AND TO HOLD to 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 I do for myself and for my heirs, executors, and administrators, covenant with the said Grantees, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 25th day of February, 2025.

Shelby County, AL 03/03/2025
State of Alabama
Deed Tax: \$277.00

 (L.S.)
Bradley J. McCune

STATE OF ALABAMA)
SHELBY COUNTY)

20250303000062210 2/3 \$305.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Bradley J. McCune** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2025.



Notary Public

My commission expires:

Send tax notice to:
Mr. Bradley J. McCune
Mrs. Stephanie A. McCune
6055 Woodvale Circle
Helena, AL 35080

KAITLYN M. BURKS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 30, 2027

Real Estate Sales Validation Form

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

Grantor's Name Bradley J. McCune
Mailing Address 6055 Woodvale Circle
Helena, AL 35080

Grantee's Name Bradley J. McCune
Mailing Address Stephanie A. McCune
6055 Woodvale Circle
Helena, AL 35080

Property Address 6055 Woodvale Circle
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 276,800



20250303000062210 3/3 \$305.00
Shelby Cnty Judge of Probate, AL
03/03/2025 11:20:20 AM FILED/CERT

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 Tax Assessor

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 2/25/25

Print Bradley J. McCune

Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1