

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Kyle W. McCain
4021 Shandwick Lane
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Forty Thousand and 00/100 Dollars (\$340,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Williams Family Investments, LP, grantor as to Lot 5A
and
Williams Family Investments, LP,
Barkley Williams Matthews, as Personal Representative of the
Estate of Lynn Weaver, Williams, Case No. 24BHM001559, Jefferson County, Alabama, and
Crawford Williams, an unmarried person, grantors as to Lot 6A

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Kyle W. McCain and Laurie P. McCain

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 5A and Lot 6A, according to a Resurvey of Lots 1-7, 15 and 16 Saunders Bridge 1st Sector, as recorded in Map Book 39, Page 90, in the Probate Office of Shelby County, Alabama.

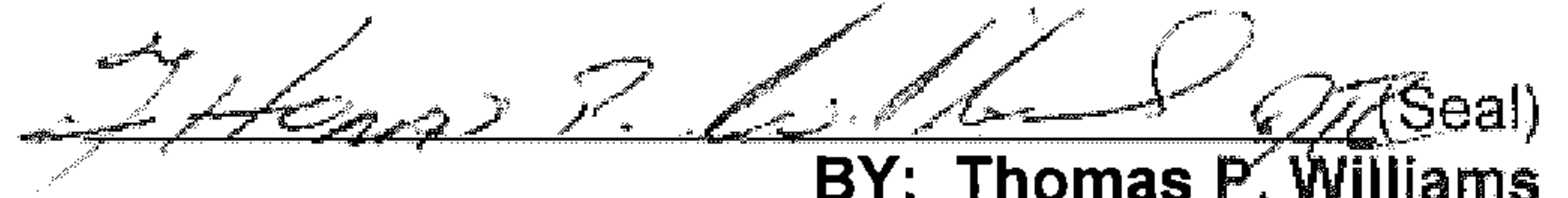
Subject to: (1) 2025 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this **20th day of June, 2025**.

Williams Family Investments, LP

 (Seal)
BY: Thomas P. Williams
ITS: Managing Member and General Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Thomas P. Williams as Managing Member and General Partner of Williams Family Investments, LP**, 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 and with full authority as such **Managing Member and General Partner**, he executed the same voluntarily on the day the same bears date.

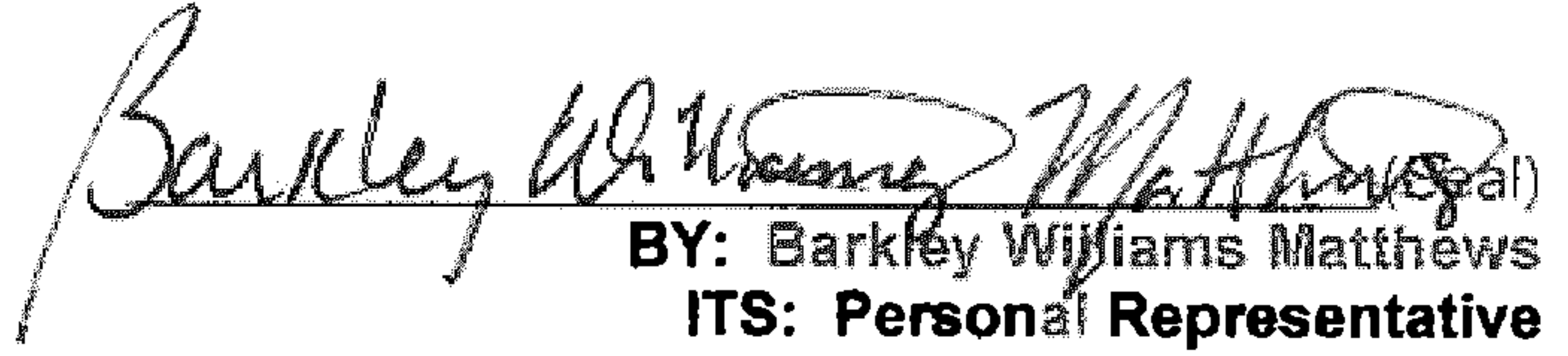
Given under my hand and official seal this **20th day of June, 2025**


Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2025



IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 19
day of June, 2025.

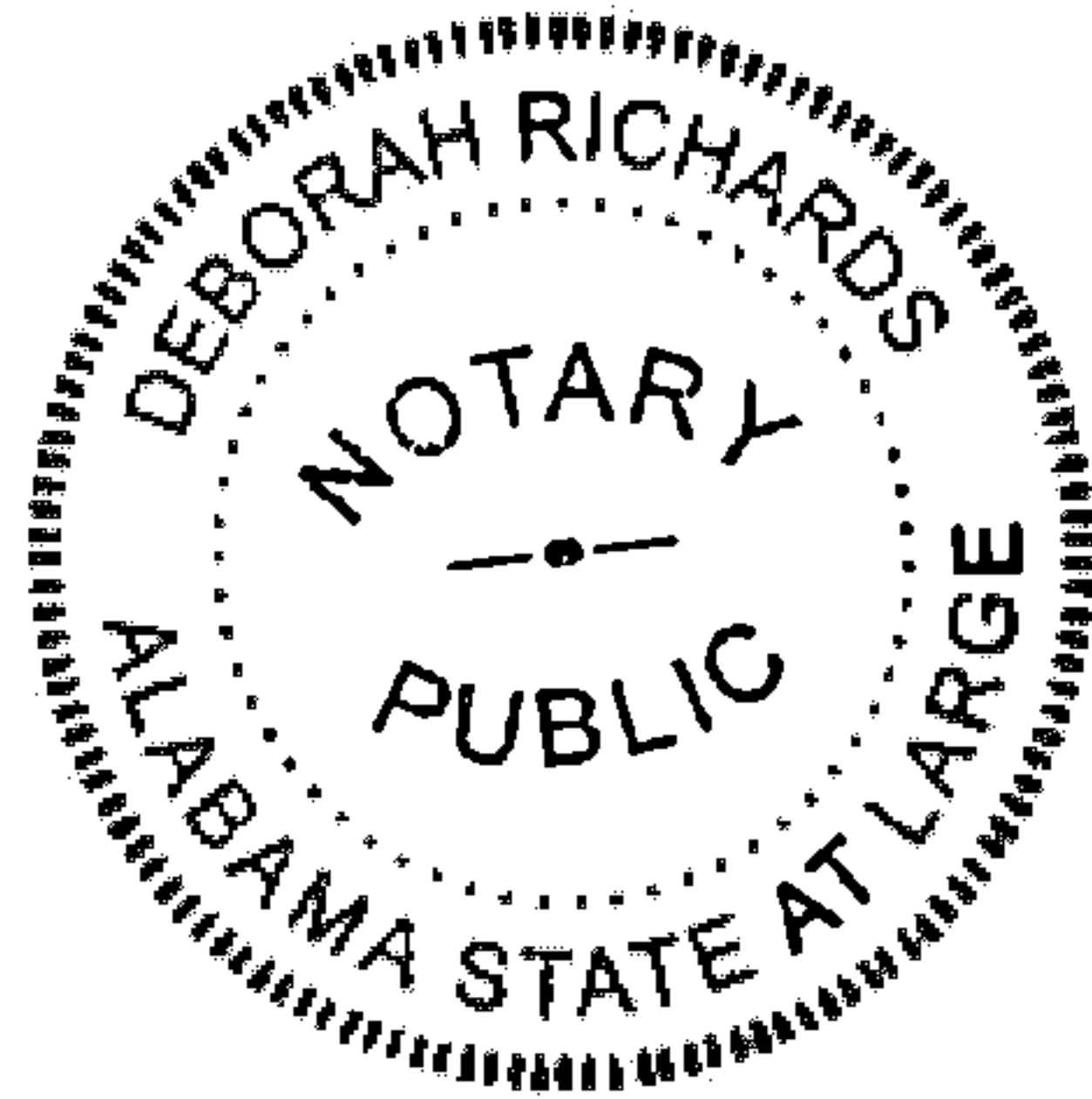
Estate of Lynn Weaver Williams


BY: Barkley Williams Matthews
ITS: Personal Representative

STATE OF Alabama
Baldwin COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Barkley Williams Matthews** as **Personal Representative** of the **Estate of Lynn Weaver Williams**, 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 and with full authority as such **Personal Representative**, she executed the same voluntarily on the day the same bears date.

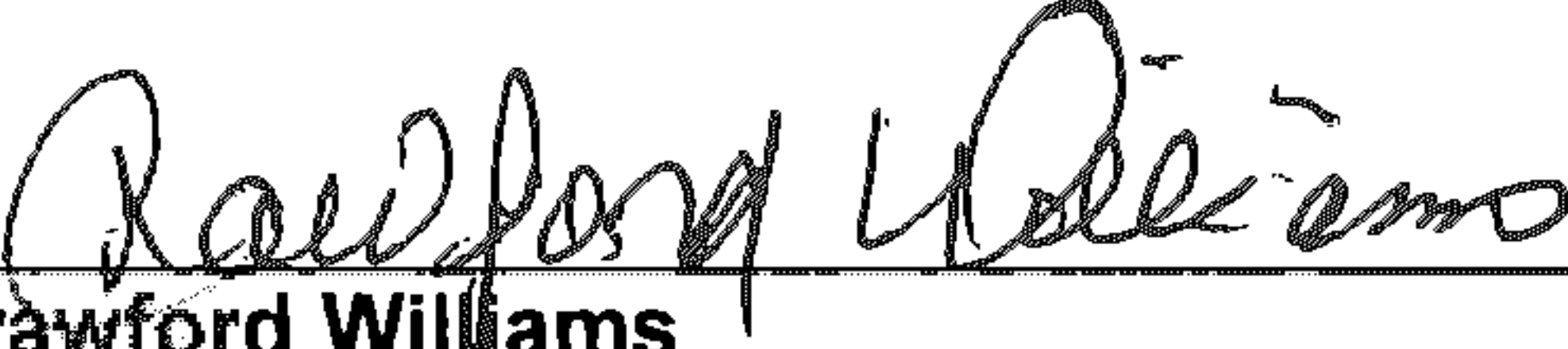
Given under my hand and official seal this 19 day of June, 2025.




Notary Public

My Commission Expires: 05/07/2029

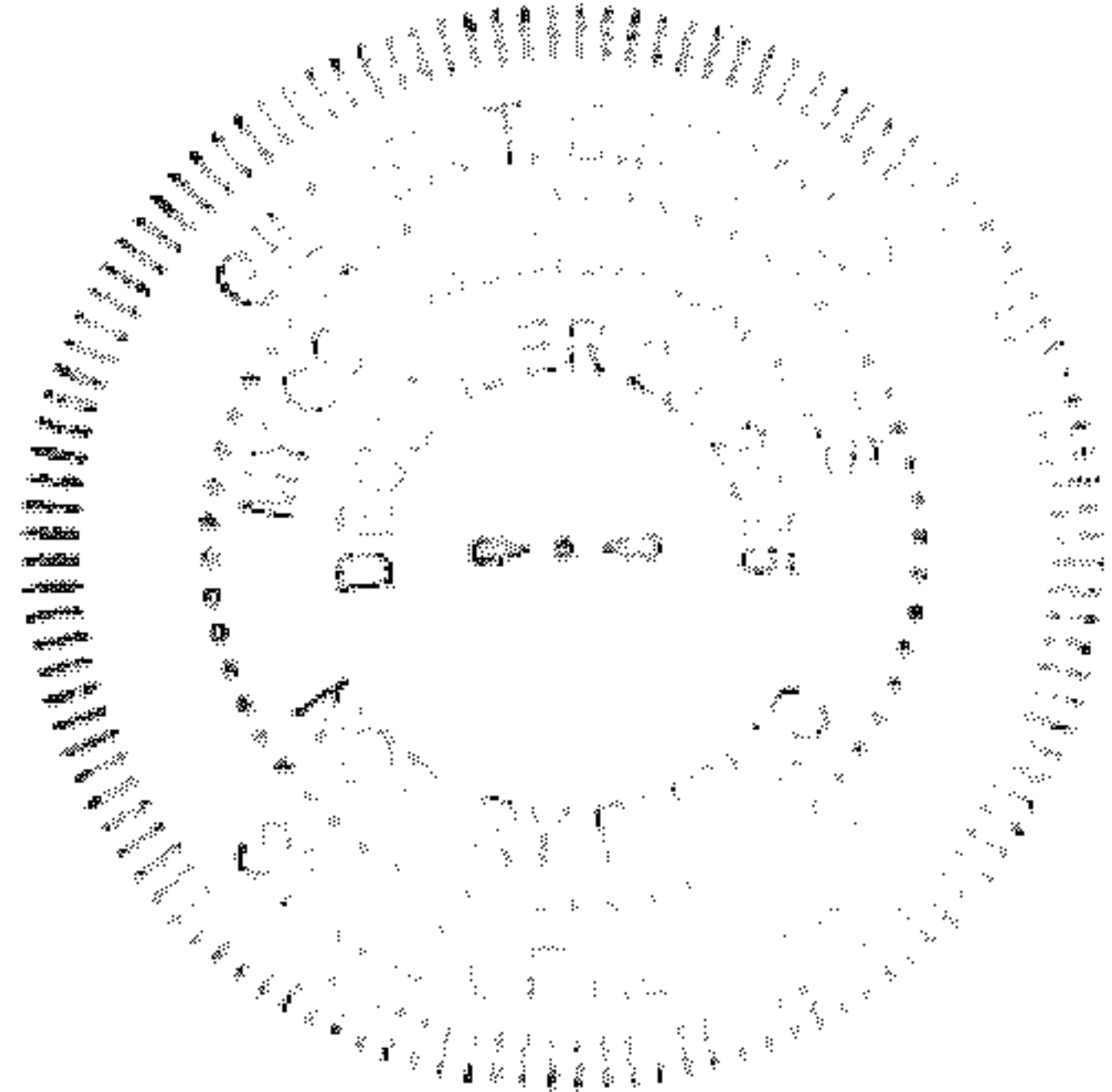
IN WITNESS WHEREOF, I have set my hand and seal, this **20th day of June, 2025.**


Crawford Williams (Seal)

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Crawford Williams**, 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 **20th day of June, 2025.**




Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORMThis Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1Grantor Name: **Williams Family Investments, LP**Mailing Address: **Saunders Bridge Lot 5A &6A
Sterrett, Alabama, 35147**Date of Sale: **June 20th, 2025**Property Address: **Saunders Bridge Lot 5A &6A
Sterrett, Alabama, 35147**Total Purchase Price: **\$340,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Kyle W. McCain**Grantee Name: **Laurie P. McCain**Mailing Address: **4021 Shandwick Lane
Birmingham, AL, 35242**

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☐ Appraisal☐ Sales Contract☐ Other _____☒ 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 Section 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 Section 40-22-1 (h).Date: **June 20th, 2025**Print: Gilmer T. Simmons☐ UnattestedSign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded****Official Public Records****Judge of Probate, Shelby County Alabama, County****Clerk****Shelby County, AL****06/27/2025 08:50:36 AM****\$376.00 PAYGE****20250627000195590**Allen S. Bayl