



20250702000201030 1/2 \$39.50  
 Shelby Cnty Judge of Probate, AL  
 07/02/2025 11:17:43 AM FILED/CERT

Send tax notice to:  
 Kelsey Ann Cranmer  
 800 Honeysuckle Lane  
 Alabaster, AL 35007

This instrument prepared by:  
 Charles D. Stewart, Jr.  
 Attorney at Law  
 4898 Valleydale Road, Suite A-2  
 Birmingham, Alabama 35242

STATE OF ALABAMA

Tax Assessed Value:  
 \$28,600.00 x 1/2 = \$14,300.00

SHELBYCOUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and 00/100 Dollars (\$100.00) in hand paid to the undersigned, **Kelsey Ann Cranmer and spouse, David Brandon Cranmer, whose mailing address is 800 Honeysuckle Lane, Alabaster AL 35007,** (hereinafter referred to as "Grantors") by **Kelsey Ann Cranmer and spouse, David Brandon Cranmer, whose property address is 800 Honeysuckle Lane, Alabaster AL 35007** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land being situated in the SW 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of said Section 22; thence in a Northerly direction along the West line of said Section 22, thence a distance of 979.81 feet to the point of beginning; thence continue along last described course a distance of 193.50 feet to a point on the South right of way line of Shelby County Highway 80; thence 91°27'30: right in an Easterly direction along said right of way a distance of 223.0 feet; thence 07°11'30" right in a southeasterly direction a distance of 161.12 feet; thence 5°23' right, in a Southerly direction a distance of 44.98 feet; thence 107°43' right in a Westerly direction a distance of 295.77 feet to the point of beginning.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not due and payable until October 1, 2023.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

This deed was prepared without the benefit of a title examination or search.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

Shelby County, AL 07/02/2025  
 State of Alabama  
 Deed Tax: \$14.50



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The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 15 day of May, 2025.

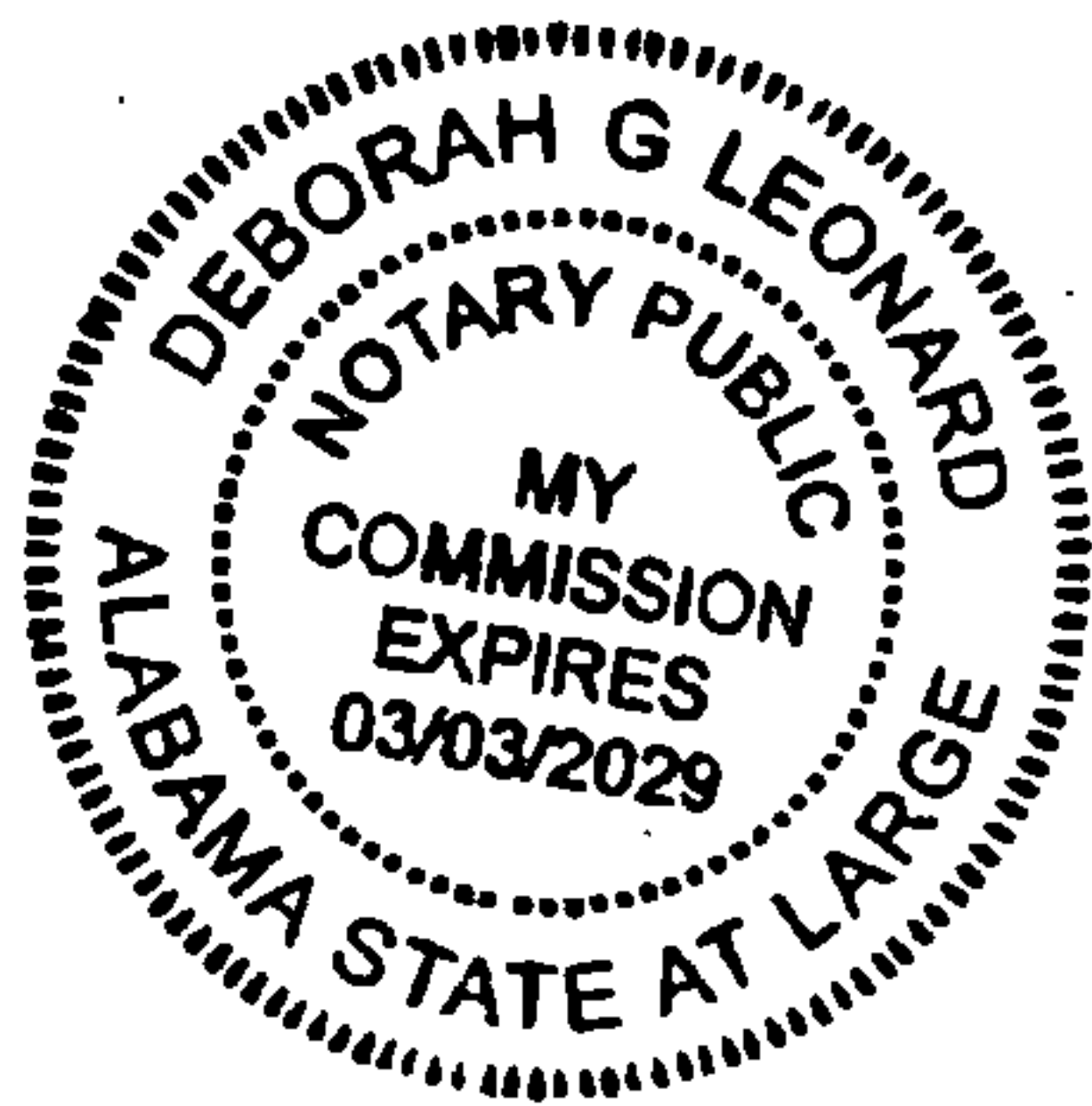
Kelsey Ann Cranmer  
Kelsey Ann Cranmer

David Brandon Cranmer  
David Brandon Cranmer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelsey Ann Cranmer and David Brandon Cranmer, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15 day of May, 2025..



Deborah G Leonard  
Notary Public  
Print Name: Deborah G Leonard  
Commission Expires: 3/3/2029