

This Instrument was Prepared by: Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Marcus Ryan Cranmer
Hailey Ferrell Cranmer

File No.: S-25-30658

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **Celia Blair Freeman Johnson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marcus Ryan Cranmer and Hailey Ferrell Cranmer**, as joint tenants with right of survivorship (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 taxes for 2024 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.
\$102,000.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 15th day of August, 2025.

Celia Blair Freeman Johnson
Celia Blair Freeman Johnson

State of Alabama
County of Shelby

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Celia Blair Freeman Johnson, 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 15th day of August, 2025

April Aldridge
Notary Public, State of Alabama

My Commission Expires: August 19, 2028

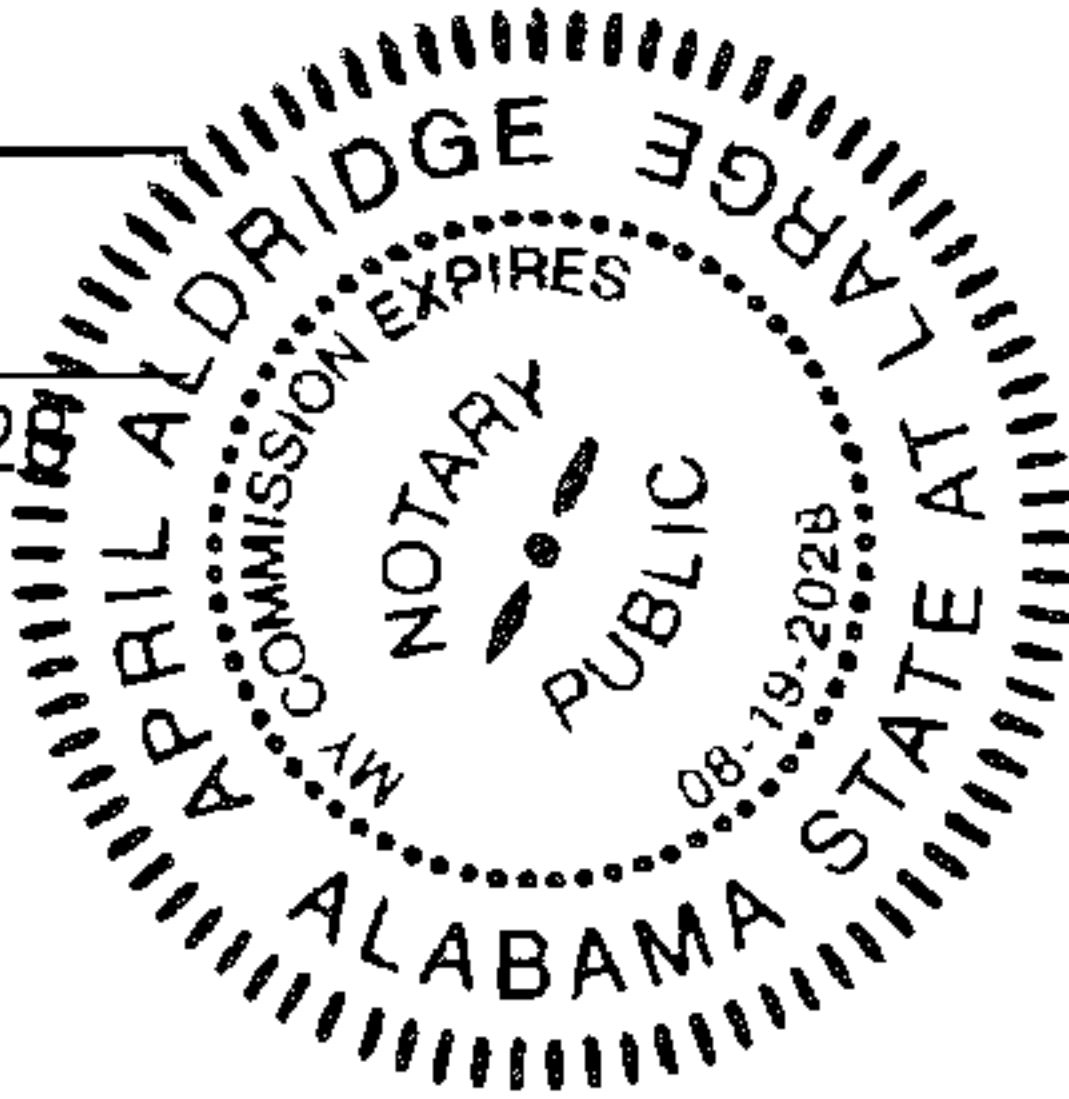


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Nw 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the SE corner of said 1/4-1/4 Section and run thence in a Westerly direction 116.00 feet, more or less, to the point of beginning, which is located on the Western Boundary of Shelby County Highway No 47; thence run South 88 deg. 00' West a distance of 864.0 feet along the southern boundary of said 1/4-1/4 Section to a point; thence turn to the right and run North 2 deg, 30' West a distance of 320.0 feet to a point; thence run North 88 deg. East a distance of 850.0 feet to a point located on the Western boundary of Shelby County Highway No. 47; thence run South 29 deg. 30' East a distance of 360.0 feet along the Western boundary of said Shelby County Highway No.47 to point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2025 01:14:35 PM
\$148.00 PAYGE
20250801000235320

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Celia Blair Freeman Johnson	Grantee's Name	Marcus Ryan Cranmer Hailey Ferrell Cranmer
Mailing Address	<u>7529 Hwy 49</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>30970 Highway 25</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>Highway 47</u> <u>Chelsea, AL 35043 35051</u>	Date of Sale	<u>August 01, 2025</u>
		Total Purchase Price	<u>\$120,000.00</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 July 29, 2025

Print Celia Blair Freeman Johnson

 Unattested

Sign

(verified by)

Celia Blair Freeman Johnson
(Grantor/Grantee/Owner/Agent) circle one