



20250811000243950 1/4 \$61.00
Shelby Cnty Judge of Probate, AL
08/11/2025 11:27:54 AM FILED/CERT

This instrument was prepared by:
Chris Cline
350 Beaver Ridge Circle
Ashville, AL 35953

Property Address:
1276 Highway 50
Vandiver, AL 35176

**Grantee's
Address:**

WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00) to the undersigned grantor **William Earl Gann and Helen Juanita Gann, a married couple** (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Arthur Cline and Margie Cline** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

Subject to any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.



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IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s)
on this, the 1 day of August, 25.

William Earl Gann
William Earl Gann

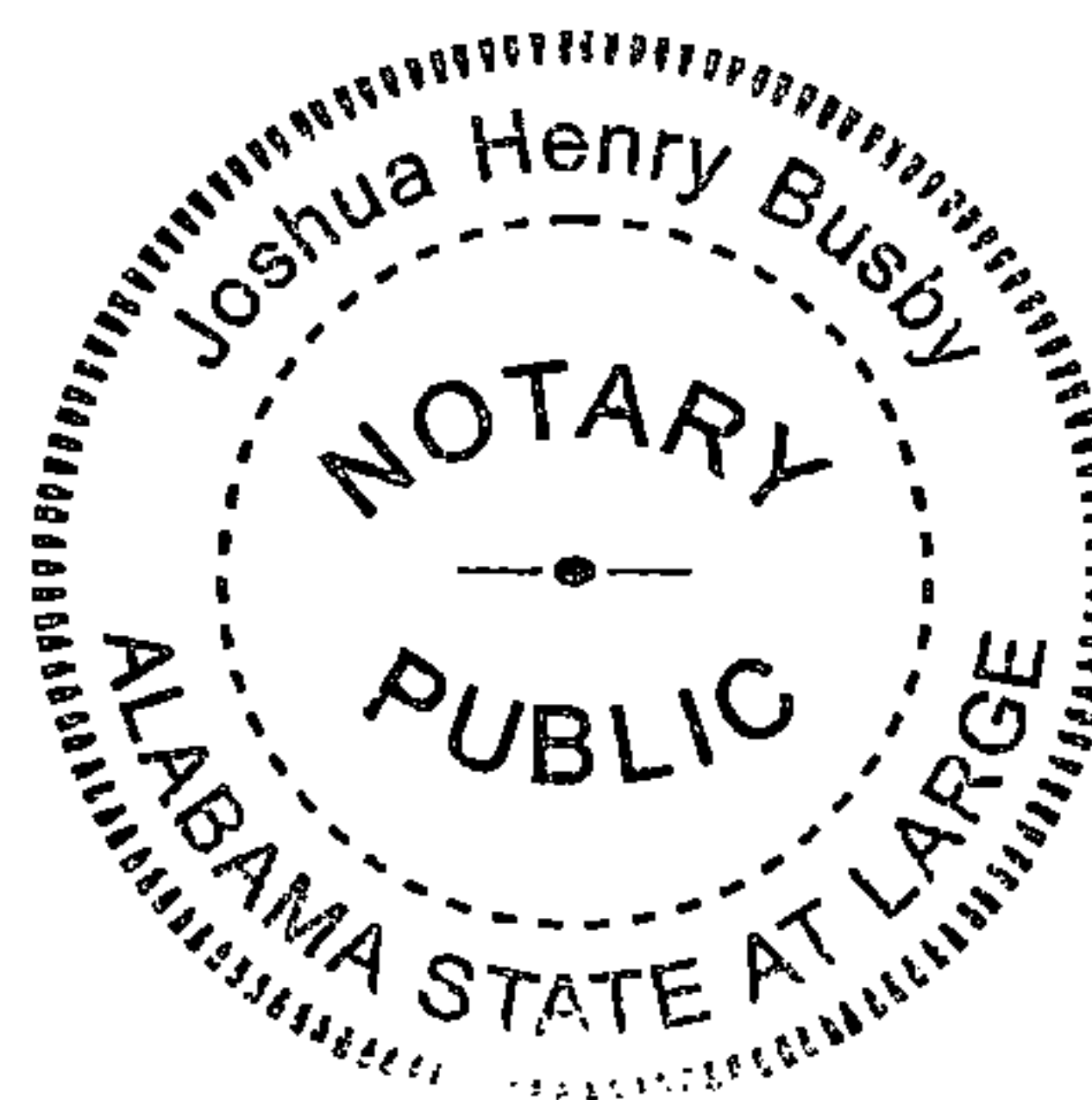
Helen Juanita Gann
Helen Juanita Gann

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that William Earl Gann and Helen Juanita Gann whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of August, 2025.

Joshua Henry Busby
Notary Public
My Commission Expires: 06-07-2026





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EXHIBIT "A"

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12 AND RUN N 00°33'26" E FOR A DISTANCE OF 789.88' TO A FOUND 1/2" CAPPED REBAR (PARKS) AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N 00°52'03" W FOR A DISTANCE OF 576.22' TO A FOUND AXLE; THENCE RUN N 79°29'59" E FOR A DISTANCE OF 288.76' TO A FOUND 1" PIPE; THENCE RUN S 00°42'18" W FOR A DISTANCE OF 429.08' TO A FOUND 1/2" REBAR; THENCE RUN S 00°42'18" W FOR A DISTANCE OF 102.06' TO A SET 5/8" CAPPED REBAR (CLINKSCALES CA-1084-LS); THENCE RUN N 89°41'24" E FOR A DISTANCE OF 64.97' TO A FOUND 1/2" REBAR; THENCE RUN S 00°22'21" E FOR A DISTANCE OF 164.14' TO A FOUND 3/8" ROUND BAR; THENCE RUN S 00°18'24" E FOR A DISTANCE OF 33.83' TO A FOUND 1/2" CAPPED REBAR (RYS); THENCE RUN S 89°42'34" W FOR A DISTANCE OF 81.25' TO A FOUND 1/2" REBAR; THENCE RUN S 89°37'00" W FOR A DISTANCE OF 254.90' TO THE POINT OF BEGINNING.



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Real Estate Sales Validation Form

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

Grantor's Name William Earl Gann and Helen Juanita Gann
Mailing Address 1276 Highway 50
Vandiver, AL 35176

Grantee's Name Arthur Cline and Margie Cline
Mailing Address 955 Black Acres Rd
Cropwell, AL 35059

Property Address 1276 Highway 50
Vandiver, AL 35176

Date of Sale 08/01/2025
Total Purchase Price \$30,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 _____

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 8/1/2025

Unattested _____
(verified by)

Print Annabelle Phillips
Sign Annabelle Phillips
(Grantor/Grantee/Owner/Agent) circle one