

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

Send tax notice to:
Delaine Short Crim
605 Reynolds Way
Vestavia, 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 **ONE MILLION THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$1,325,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

William Rankin McLure, IV, an unmarried man

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Delaine Short Crim and Travis Wayne Crim

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

Commence at the NE Corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 90°00'00" West for a distance of 574.19 feet; thence South 89°55'10" West for a distance of 451.00 feet to the Easterly R.O.W. line of Shelby County Highway 467.80 foot R.O.W.; thence South 06°59'51" East and along said R.O.W. line for a distance of 603.34 feet to a curve to the right, having a radius of 1949.85 feet and subtended by a chord bearing South 09°54'17" West and a chord distance of 1134.35 feet; thence along the arc of said curve and said R.O. W. line for a distance of 1150.98 feet to the Point of Beginning; thence South 88°46'50" East and leaving said R.O.W. line for a distance of 1564.46 feet; thence South 01°53'24" East for a distance of 903.04 feet; thence South 89°02'44" West for a distance of 1115.26 feet; thence North 61°39'54" West for a distance of 912.05 feet to the Easterly R.O.W. line of above said Highway 467; thence North 32°51'43" East and along said R.O.W. line for a distance of 408.49 feet to a curve to the left, having a radius of 1949.85 feet and subtended by a chord bearing North 29°50'19" East and a chord distance of 205.67 feet; thence along the arc of said curve and said R.O.W. line for a distance of 205.77 feet to the Point of Beginning. Situated in Shelby County, Alabama.

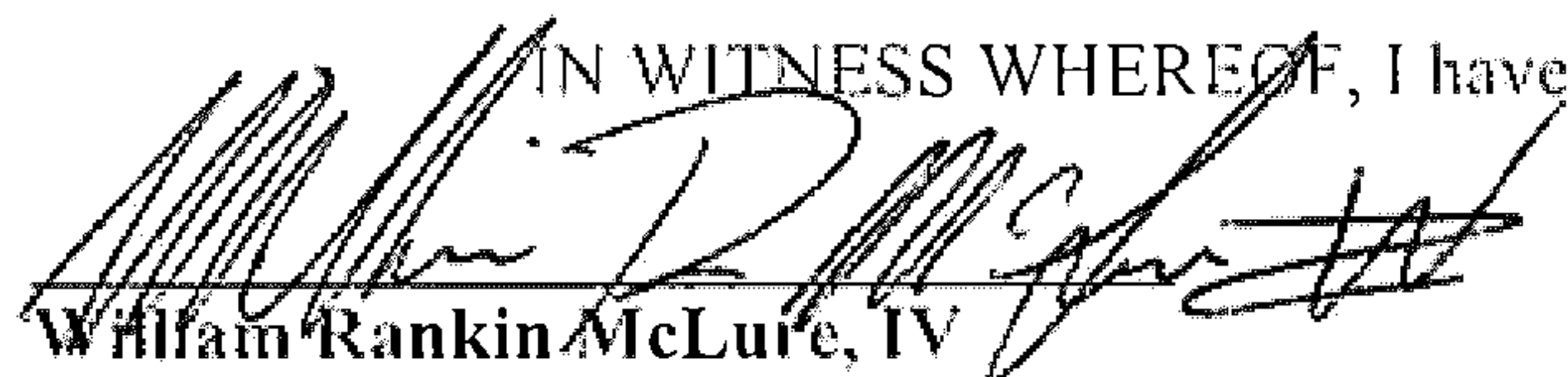
\$1,779,223.90 of the proceeds come from a mortgage recorded simultaneously herewith.
\$212,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

- 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, 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 Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this 29th day of August, 2025

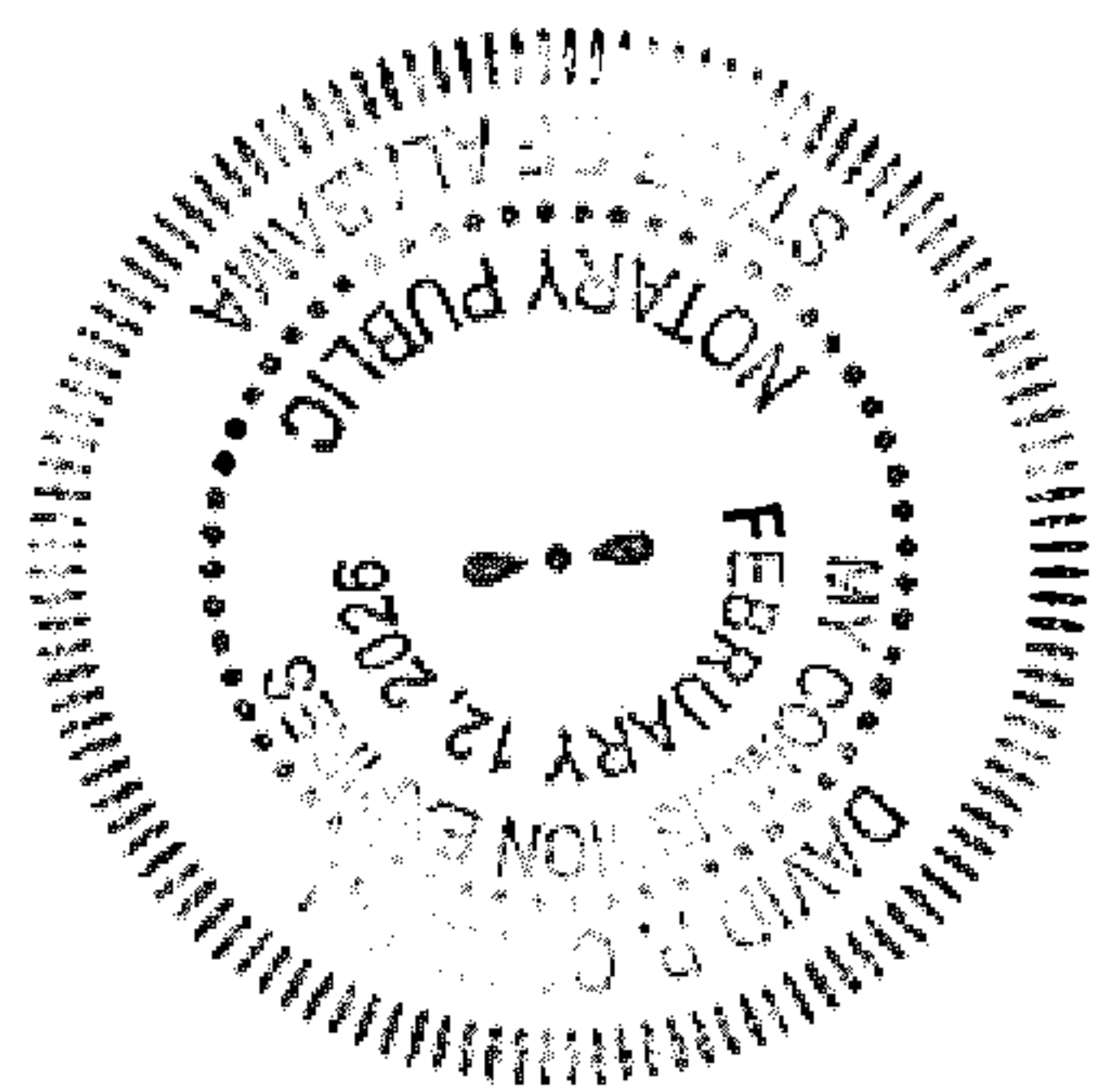

William Rankin McLure, IV

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William Rankin McLure, IV 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 29th day of August, 2025.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



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 Rankin McLure, IV	Grantee's Name	Delaine Short Crim and Travis Wayne Crim
Mailing Address	1130 Highway 467	Mailing Address	605 Reynolds Way
	Vincent, AL 35178		Vestavia Hills, AL 35242
Property Address	1130 Highway 467	Date of Sale	08/29/2025
	Vincent, AL 35178	Total Purchase Price	\$1,325,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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.

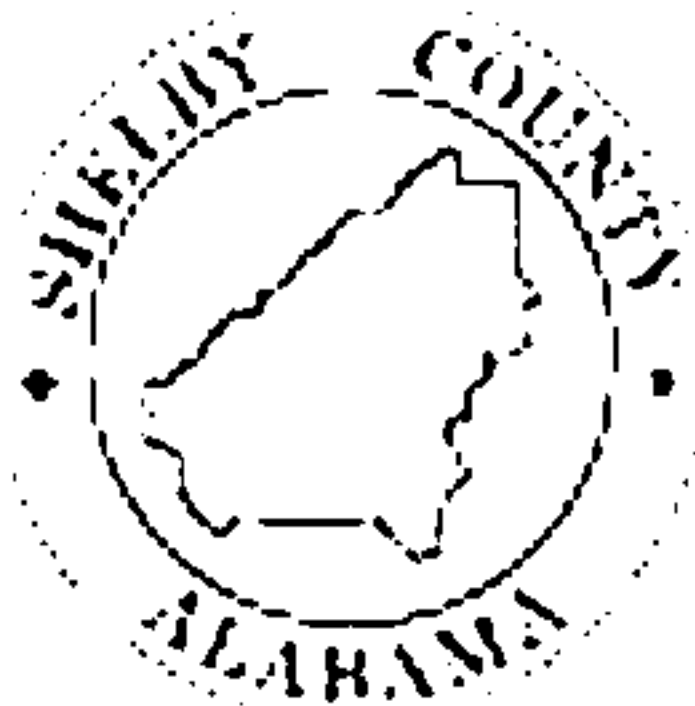
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 § 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	8/19/25	Print	Travis Wayne Crim
<input type="checkbox"/> Unattested	_____	Sign	Travis Wayne Crim
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

X Delaine Short Crim



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2025 08:40:59 AM
\$29.00 PAYGE
20250903000269730

Form RT-1

Alex S. Byrd