



20250909000274560 1/4 \$52.50
Shelby Cnty Judge of Probate, AL
09/09/2025 10:39:16 AM FILED/CERT

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
Marjorie Abrams McGraw
P. O. Box 457
Harpersville, Alabama 35078

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **MARJORIE ABRAMS MCGRAW**, an unmarried woman, and **JENESHIA SHANAE ABRAMS**, an unmarried woman (herein referred to as Grantors) do grant, bargain, sell and convey unto **MARJORIE ABRAMS MCGRAW** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at a point on the South boundary line of the SW 1/4 of the SW 1/4, Section 2, Township 19 South, Range 2 East, where said line intersects the East boundary line of Highway 25, as the point of beginning; thence run East along said South boundary line 180 feet to a point on the said South boundary line; thence run in a northwesterly direction along the southwest boundary line of a public road known as Lover's Lane to the East boundary line of Highway 25, where said public roads intersect; thence in a southwesterly direction along the East boundary of Highway 25 to the point of beginning.

The above described property is the same property as described in Instrument No. 1999-25190, recorded in the Probate Office of Shelby County, Alabama.

AND

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 2, Township 19 South, Range 2 East; thence run easterly along the south line of said 1/4-1/4 section, 1093.63 feet to a point on the westerly right of way line of Lovers Lane Road, said point being on a curve to the right having a radius of 1530.00 feet and being subtended by a central angle of 16 degrees, 03 minutes, 48 seconds; thence turn an angle to the left of 140 degrees, 00 minutes, 36 seconds to chord of said curve to the right and run northwesterly along the arc of said curve 428.95 feet to the point of beginning; thence continue along said curve to the right a distance of 14.48 feet to the end of said curve to the right; thence at tangent to said curve run in a northwesterly direction along said westerly right of way line a distance of 292.94 feet to a point on the easterly right of way line of Highway 25, said point being on a curve to the right having a radius of 1590.00 feet and being

Shelby County, AL 09/09/2025
State of Alabama
Deed Tax: \$21.50



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subtended by a central angle of 10 degrees, 59 minutes, 19 seconds; thence turn 163 degrees, 24 minutes, 06 seconds to the left to chord of said curve to the right and run in a southeasterly direction along the arc of said curve to the right a distance of 304.94 feet; thence turn an angle to the left of 83 degrees, 35 minutes, 36 seconds from chord of said curve and run in a northeasterly direction a distance of 88.34 feet to the point of beginning.

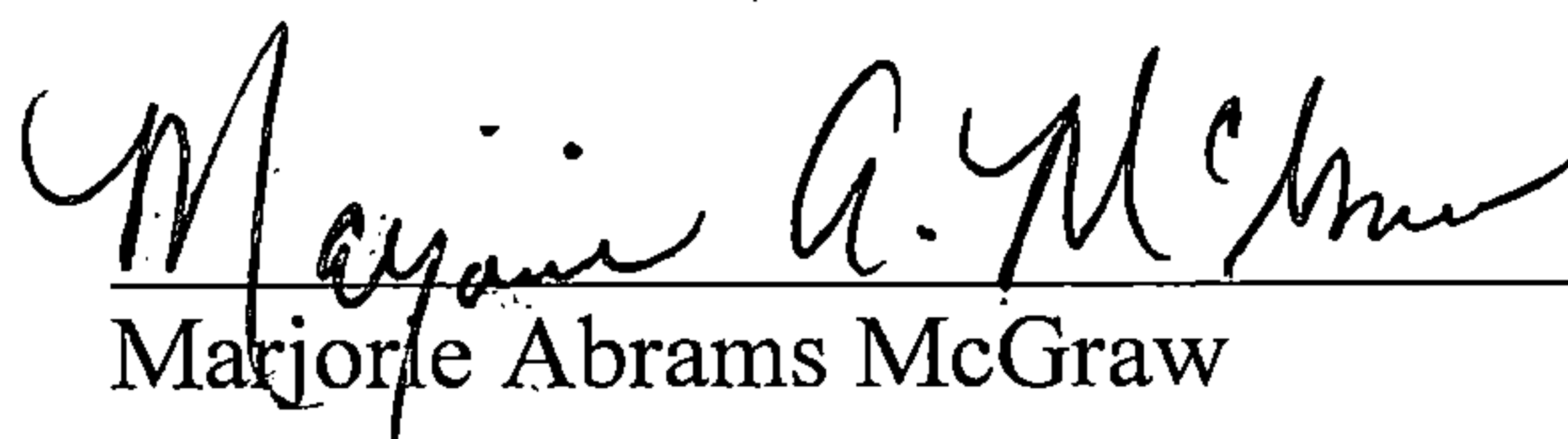
The above parcel is the same property as described in Instrument No. 2000-35922, and as described in Instrument No. 20150925000336440, recorded in the Probate Office of Shelby County, Alabama.

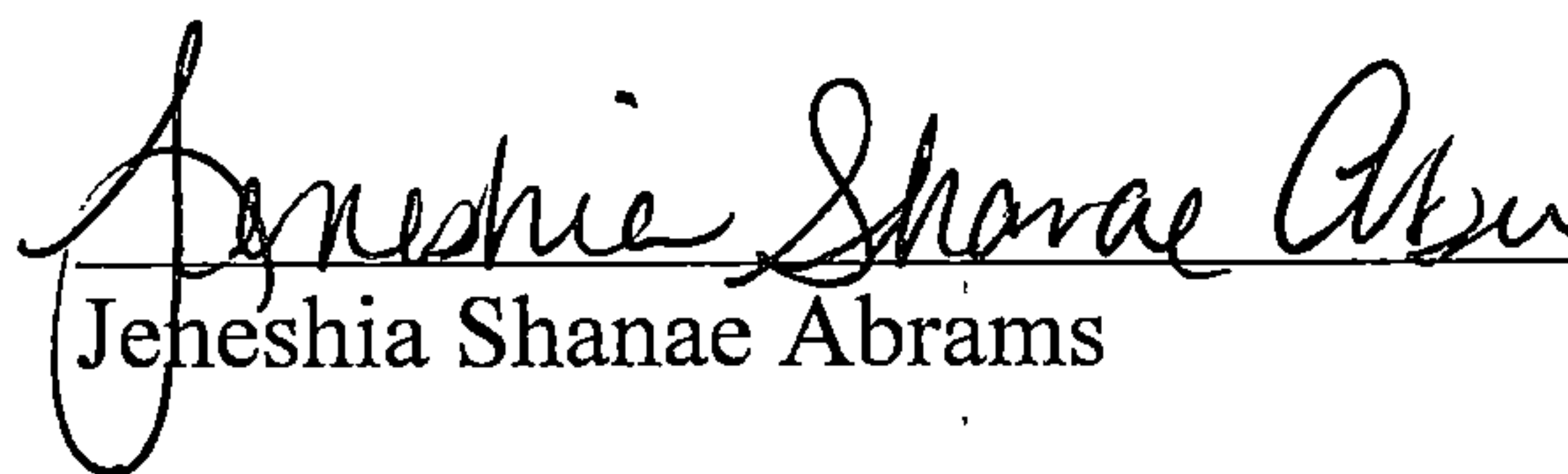
The Grantor/Grantee, Marjorie Abrams McGraw, is the widow of John Lee McGraw who died on or about May 5, 2025. The Grantor, Jeneshia Shanae Abrams, is the only child of John Lee McGraw, and also the only child of Marjorie Abrams McGraw. John Lee McGraw was the only child of Lois E. McGraw who died on or about March 8, 2021, and also the only child of Paul McGraw, Jr., who died on or about April 4, 1995. Lois E. McGraw was the widow of Paul McGraw, Jr.

TO HAVE AND TO HOLD unto the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 2nd day of September, 2025.

 (SEAL)
 Marjorie Abrams McGraw

 (SEAL)
 Jeneshia Shanae Abrams

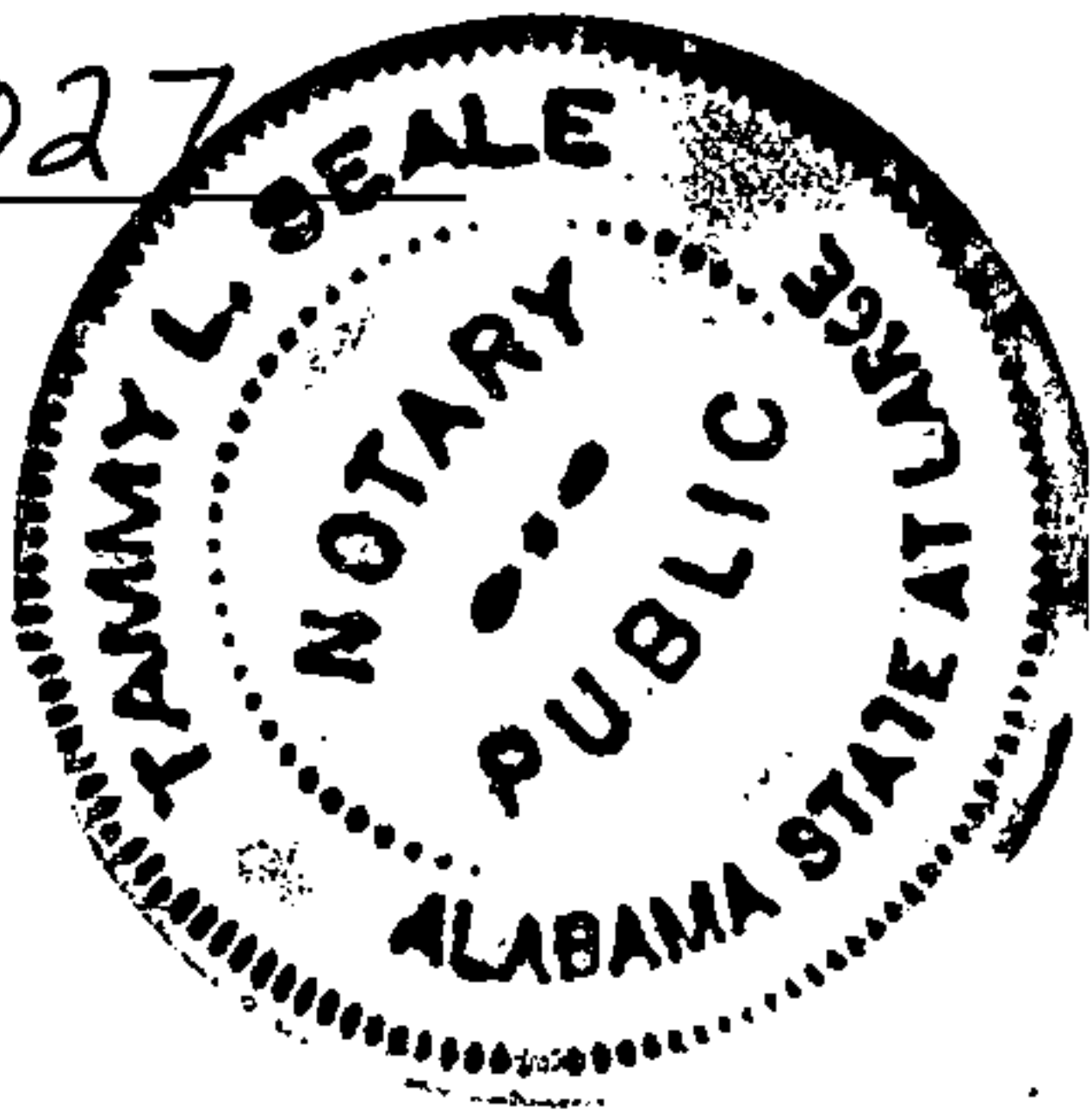
STATE OF ALABAMA)
 SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Marjorie Abrams McGraw, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2025.

Tammy L. Seale (SEAL)
Notary Public
My Commission Expires: 7/12/2027

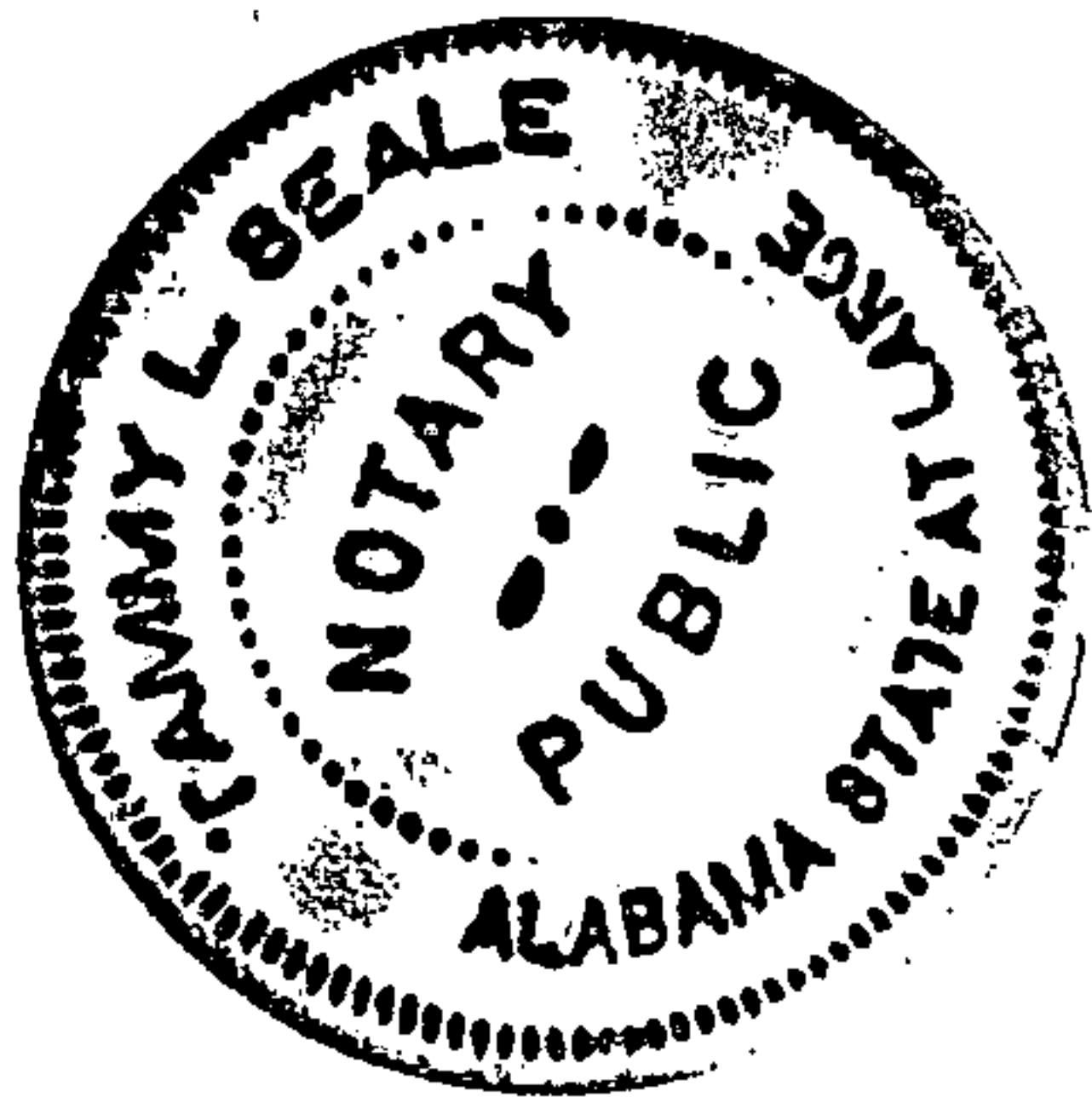


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jeneshia Shanae Abrams, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of September, 2025.

Tammy L. Seale (SEAL)
Notary Public
My Commission Expires: 7/12/2027



Real Estate Sales Validation Form



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Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 19

Grantor's Name Marjorie Abrams McGraw and
Jeneshia Shanae Abrams
Mailing Address P. O. Box 457
Harpersville, Alabama 35078

Grantee's Name Marjorie Abrams McGraw
Mailing Address P. O. Box 457
Harpersville, Alabama 35078

Property Address 43850 Highway 25 North
Vincent, Alabama 35178

Date of Sale September 2, 2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 42,830.00 x 1/2 = \$21,415.00

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 ☐ Property Tax Commisioner
☐ 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 9/2/2025

Print Marjorie Abrams McGraw

Unattested Jimmy L. Seale
(Verified by)

Sign Marjorie Abrams McGraw
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1