

20250924000292980
09/24/2025 10:20:18 AM
DEEDS 1/3

This instrument is being re-recorded to correct the legal description and add the joint tenants with right of survivorship verbaage.

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-25-30785

Send Tax Notice To: Patrick B. Shirley
Jodi D. Shirley

**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 **Sixty Nine Thousand Six Hundred Fifteen Dollars and No Cents (\$69,615.00)**, 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, **Grey McCranie, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patrick B. Shirley and Jodi D. Shirley, 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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 22nd day of September, 2025.

Grey McCranie
Grey McCranie

State of Alabama

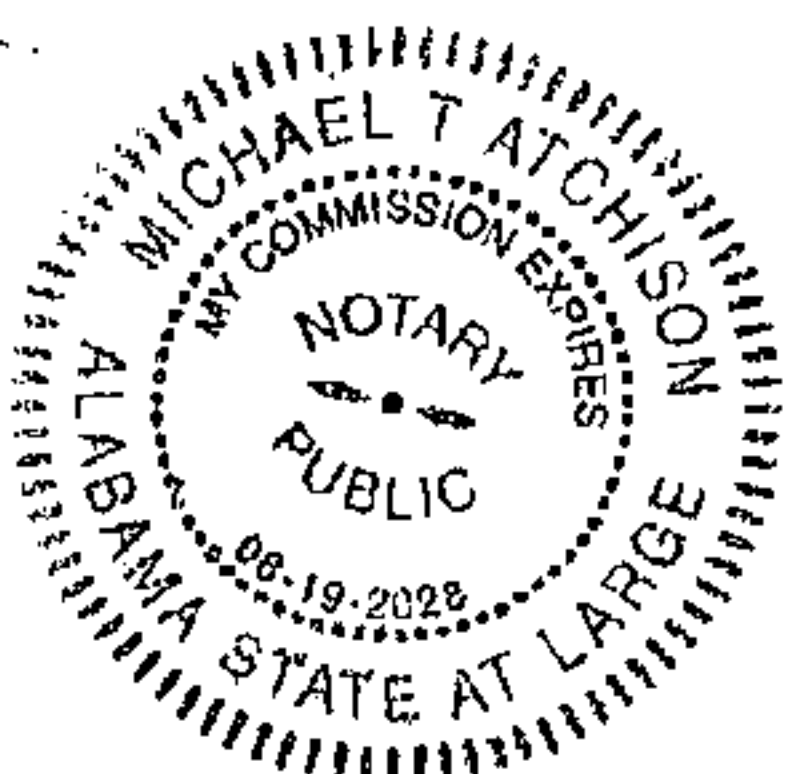
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Grey McCranie, 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 22nd day of September, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28



20250924000292980 09/24/2025 10:20:18 AM DEEDS 2/3

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 2' capped Iron in place being the Northeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 00° 09' 38" West along the East boundary of said quarter-quarter section for a distance of 199.50 feet to a capped rebar in place (Martin); thence proceed South 00° 50' 10" West along the East boundary of said quarter-quarter section for a distance of 1103.80 feet to a 1" pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 58' 14" West along the South boundary of said Northwest one-fourth of the Southwest one-fourth for a distance of 667.32 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 51' 08" East for a distance of 1296.40 feet (set ½" rebar CA-0114-LS), said point being located on the North boundary of said quarter-quarter section; thence proceed North 88° 22' 11" East along the North boundary of said quarter-quarter section for a distance of 664.86 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama.

According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated the 10th day of September, 2025.

Also being conveyed, Easement as shown in Instrument No.
20250924000292970.

Easement for ingress, egress and utilities across the North 20 feet of the NE ¼ of the NE ¼ of the SE ¼ of Section 2, Township 19 South, Range 2 East, as shown in Instrument 2024102200033043 and the North 20 feet of the W ½ of the NW ¼ of the SW ¼ of Section 1, Township 19, Range 2 East.

The easement, rights and privileges herein granted shall be perpetual and shall benefit the Grantees' lands and shall run with the land.

The instrument shall be binding on, and shall insure to the benefit of, the heirs, executors, administrators, successors and assigns of the parties hereto.

20250924000292980 09/24/2025 10:20:18 AM DEEDS 3/3



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2025 09:58:28 AM
 \$29.00 PAYGE
 20250930000298490

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	Grey McCranie	Grantee's Name	Patrick B. Shirley
Mailing Address	2305 Tanyard Road Harpersville, AL 35078	Mailing Address	695 Old Coal City Rd. Bell City, AL 35125
Property Address	Vincent, AL 35178	Date of Sale	September 22, 2025
		Total Purchase Price	\$69,615.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 September 17, 2025

Print Grey McCranie

Unattested
 Filed and Recorded
 Official Public Records (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/24/2025 10:20:18 AM
 \$98.00 JOANN
 20250924000292980

Sign *Grey McCranie*
 ((Grantor/Grantee/Owner/Agent) circle one)

Allen S. Bayl

Form RT-1

