

This instrument was prepared by:
Wallace/Ellis Law Firm
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Richard Clint McCloud
544 Cumbapple LN
Vandiver AL 35176

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollar.....(\$10.00)**, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dale Carroll McCloud a/k/a Virginia Dale Carroll McCloud, an unmarried woman (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Richard Clint McCloud (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(Description supplied by Parties. No verification of title or compliance with governmental requirement has been made by preparer of deed.)

Dale Carroll McCloud is the surviving grantee in deed recorded in Instrument 1998-29374. The other grantee Richard Lee McCloud having died August 17, 2017. Dale Carroll McCloud and Richard Lee McCloud were husband and wife at the time of his death.

Subject to 2025 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of Oct, 2025.

Dale Carroll McCloud
Dale Carroll McCloud

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dale Carroll McCloud, 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 3rd day of October, 2025.

[Signature]
Notary Public

My Commission Expires: 7/12/2027

EXHIBIT "A"

LEGAL DESCRIPTION



20251003000305700 2/3 \$158.50
Shelby Cnty Judge of Probate, AL
10/03/2025 10:32:43 AM FILED/CERT

Commence at the northeast corner of the north one-half of the southeast quarter of Section 6, Township 18 south, Range 2 East, Shelby County, Alabama and run thence southerly along the east line of said quarter section a distance of 660.74' to a point; thence turn 90 degrees 00 minutes 08 seconds right and run westerly a distance of 713.00' to a point of beginning of the property being described; thence continue along last described course a distance of 782.60' to a point; thence turn 91 degrees 55 minutes 42 seconds right and run northerly a distance of 391.73' to a point; thence turn 49 degrees 48 minutes 25 seconds right and run 178.94' to a point; thence turn 8 degrees 10 minutes 18 degrees right and run 119.40' to a point; thence turn 11 degrees 56 minutes 26 second right and run 191.88' to a point; thence turn 20 degrees 22 minutes 16 seconds right and run 152.25' to a point; thence turn 8 degrees 04 minutes 22 seconds right and run 125.31' to a point; thence turn 28 degrees 11 minutes 25 seconds right and run 86.68' to a point; thence turn 51 degrees 31 minutes 05 seconds right and run southerly a distance of 539.75' to the point of beginning, containing 10.0 acres more or less.

This being the same property described by the survey and plat of Joseph E. Conn, Jr., dated September 30, 1993.

Real Estate Sales Validation Form

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

Grantor's Name Dale Carroll McCloud
Mailing Address 260 Crabapple Ln
Vandiver, AL 35176

Grantee's Name Richard Clint McCloud
Mailing Address 544 Crabapple Ln
Vandiver, AL 35176

Property Address 544 Crabapple Lane
Vandiver, AL 35176

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Tax Assessor's Market Value \$ 130,470.00

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 / Warranty Deed
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Shelby County Tax Assessor

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 10-3-25

Print Dale Carroll McCloud

☐ Unattested

(verified by)

Sign Dale Carroll McCloud
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

