

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

20260316000075280 1/3 \$77.00
Shelby Cnty Judge of Probate, AL
03/16/2026 12:42:21 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ten and No/00 Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Grey McCranie, a married man, (herein referred to as grantor, whether one or more)**, do grant, bargain, sell and convey unto, **Leslie Conwill (herein referred to as grantee, whether one or more)**, all of my undivided interest in and to the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2026 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Grey McCranie is the surviving grantee in deed dated May 10, 2018 and recorded in Instrument #20180510000160940. The other grantee Harold G. McCranie having died September 6, 2020.

This property constitutes no part of the homestead of the grantor or his spouse.

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

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 18 day of February, 2026.

Grey McCranie
Grey McCranie

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Grey McCranie, who 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 18th day of February, 2026.

Melvin Mark With
Notary Public

My Commission Expires: 9/02/29

Shelby County, AL 03/16/2026
State of Alabama
Deed Tax: \$49.00



EXHIBIT "A"
LEGAL DESCRIPTION

20260316000075280 2/3 \$77.00
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Commence at the center of the North line of Section 33, Township 19, Range 2 East which is the Northwest corner of the NW 1/4 of NE 1/4 of said Section; thence turn an angle of 27 deg. 50 min. to the right and run in a Southeasterly direction 184.86 feet to the Northwest corner of school property; thence an angle of 66 deg. 35 min. to the right run in a Southerly direction 210 feet to the Southwest corner of school property; thence an angle of 90 deg. to the left and run in an Easterly direction 420 feet to the Southeast corner of School property; thence an angle of 36 deg. 37 min. to the right and run in a Southeasterly direction 218.3 feet along old fence line; thence an angle of 39 deg. 23 min. to the left and continue along old fence line 1251 feet (approximately) to the West line of the Florida Short Route Highway; (said fence being on or near the line and being the North boundary of the F. Jackson property); thence an angle of 37 deg. 31 min. to the right, along the West line of said highway 50 feet in a Southeasterly direction to the point of beginning; thence continue along said line of said highway 300 feet; thence an angle of 90 deg. to the right and go in a Southwesterly direction 250 feet; thence an angle of 90 deg. to the right and in a Northwesterly direction 300 feet; thence an angle of 90 deg. to the right and run in a Northeasterly direction 250 feet to the point of beginning; being situated in the NE 1/4 of NE 1/4 of Section 33, Township 19, Range 2 East.

ALSO, commence at the Northwest corner of NW 1/4 of NE 1/4, Section 33, Township 19 South, Range 2 East; thence South 65 deg. 29 min. East a distance of 184.86 feet to the Northwest corner of Elementary School property, Harpersville, Alabama; thence South 1 deg. 06 min. West along West boundary of said school property a distance of 210.0 feet to the Southwest corner of said school property; thence South 88 deg. 54 min. East along the South boundary of said school property a distance of 420.0 feet to the Southeast corner of said school property; thence South 52 deg. 17 min. East along fence line a distance of 218.30 feet to a point; thence North 87 deg. 52 min. East, along a fence line a distance of 1101.22 feet to the point of beginning; thence South 2 deg. 11 min. 30 sec. East a distance of 681.44 feet to a point under an old fence; thence North 83 deg. 49 min. 30 sec. East along said old fence, a distance of 418.72 feet to a point; thence North 82 deg. 34 min. 30 sec. East along said old fence, a distance of 420.40 feet to a point on the West boundary of Government Housing Project; thence North 7 deg. 54 min. 30 sec. West along said West boundary a distance of 107.27 feet to the point of intersection with the Southwest right-of-way line of Highway U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 496.37 feet to the Northeast corner of the Motel property; thence South 34 deg. 37 min. 30 sec. West along the Southeast boundary of Motel lot a distance of 250.0 feet to a point; thence North 55 deg. 22 min. 30 sec. West along the Southwest boundary of said Motel Lot a distance of 300.0 feet to a point; thence North 34 deg. 37 min. 30 sec. East along the Northwest boundary of said Motel Lot a distance of 250.0 feet to a point on the Southwest right-of-way line of U. S. 280; thence North 55 deg. 22 min. 30 sec. West along said right-of-way line a distance of 50.0 feet to a point; thence South 87 deg. 52 min. West along fence line a distance of 150.0 feet to the point of beginning.

LESS AND EXCEPT property described in that certain deed to Kidd Development Company dated November 29, 1976, recorded in Deed Book 302, Page 391 in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT property described in that certain deed to Vinoderai J. Patel and Kala V. Patel dated September 25, 1984, recorded in Deed Book 003, Page 589 in said Probate Office.

ALSO, LESS AND EXCEPT property described in that certain deed to John D. Kidd and Bernice S. Kidd dated March 7, 1964, recorded in Deed Book 234, Page 495 in said Probate Office.

LESS AND EXCEPT:

All of my undivided interest in and to the following described property: A parcel of land situated in the Northeast quarter of the Northeast quarter of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commence at a concrete monument found in place at the Northeast corner of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama and run on a state plane bearing (Alabama West Zone State Plane Bearing NAD 83) of South 0 deg. 38 min. 24 sec. East along the East line of said Section 33 for a distance of 950.58 feet to an iron pin on the Southwesterly right of way line of U.S. Highway No. 280; thence 127 deg. 05 min. 05 sec. right and run North 53 deg. 33 min. 19 sec. West along said Southwesterly right of way line for a distance of 162.90 feet to an iron pin and the point of beginning of the property herein described; thence 78 deg. 11 min. 38 sec. left and run South 48 deg. 15 min. 03 sec. West for a distance of 399.98 feet to a iron pin; thence 143 deg. 04 min 58 sec. left and run North 85 deg. 10 min. 05 sec. East for a distance of 243.71 feet to a cross cut/set in a concrete drive; thence 72 deg. 25 min. 49 sec. left and run North 12 deg. 44 min. 16 sec. East for a distance of 252.01 feet to the point of beginning. Containing 29276.2 square feet more or less = 0.672 acres more or less.

All bearing in the above description are Alabama West Zone State Plane Bearing Nad 83.

Real Estate Sales Validation Form



20260316000075280 3/3 \$77.00
Shelby Cnty Judge of Probate, AL
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This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Grey McCranie
Mailing Address 2309 Tanyard Road
Harpersville, AL
35078

Grantee's Name Leslie Conwill
Mailing Address 1108 Dexter Ave
Wtn Brook, AL
35213

Property Address Harpersville AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 49,000.00 (1/3 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 - 1/3 Assessor's Market Value

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 2-18-26

Print Grey McCranie

Unattested _____
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one