

**WARRANTY DEED** JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
County of Shelby

Send Tax Notice To: Frank W Martin and Sandra j  
Wisdom-Martin  
5585 Highway 55  
Wilsonville, AL 35186

Presents:

THAT IN CONSIDERATION OF Three Hundred Fifty Nine Thousand and no/100 Dollars (\$359,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Kenneth M Crouse and wife, Amber M Crouse (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Frank W Martin and Sandra J Wisdom-Martin (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the NW ¼ of the NE ¼ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; thence leaving said road South 89 degrees 13 minutes 38 seconds West 1,410.21 feet; thence North 00 degrees 00 minutes East 306.96 feet to the point of beginning.

Also, legal description for 30 foot ingress, egress, and utility easement:

Begin at the NW corner of the NW ¼ of the NE ¼ of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; to the point of beginning of 30 feet ingress, egress, and utility easement, from said point of beginning, leaving said road, run South 89 degrees 13 minutes 38 seconds West, along South line of said easement for 733.11 feet, said easement being 30 feet in width and North of the above described line, said easement being for ingress, egress and utility purposes.

All being situated in Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$341,050.00.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

Shelby County, AL 08/30/2016  
State of Alabama  
Deed Tax: \$18.00

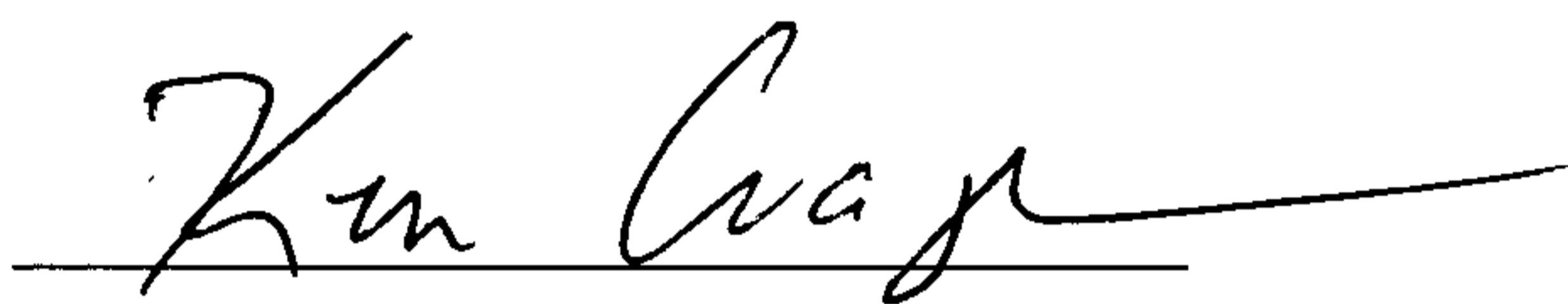


20160830000314360 1/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
08/30/2016 12:44:22 PM FILED/CERT

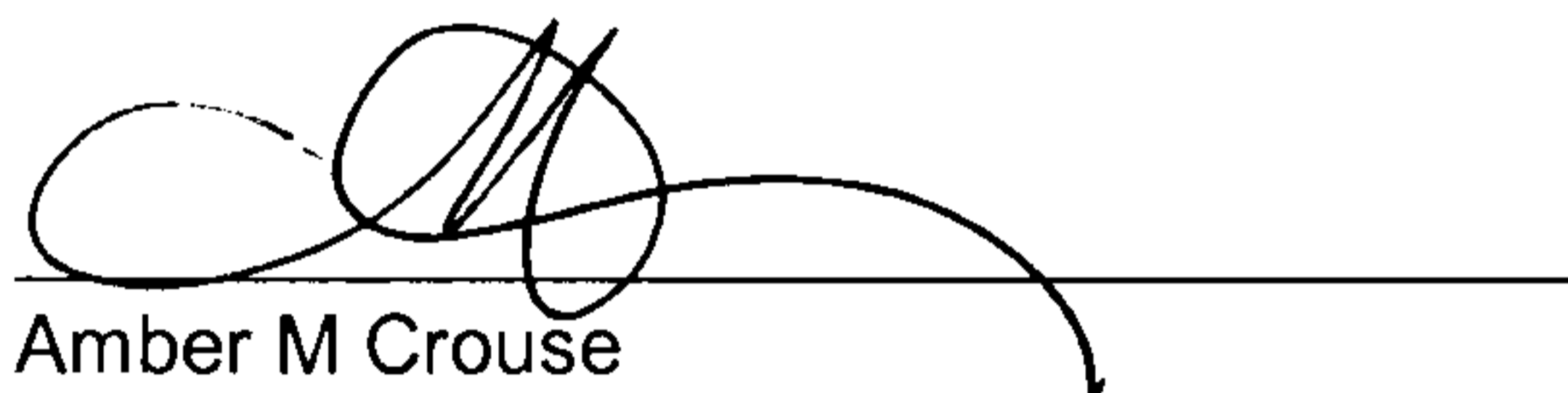
To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, 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 (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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 8th day of August 2016.



Kenneth M Crouse



Amber M Crouse

STATE OF Alabama  
County of Jefferson

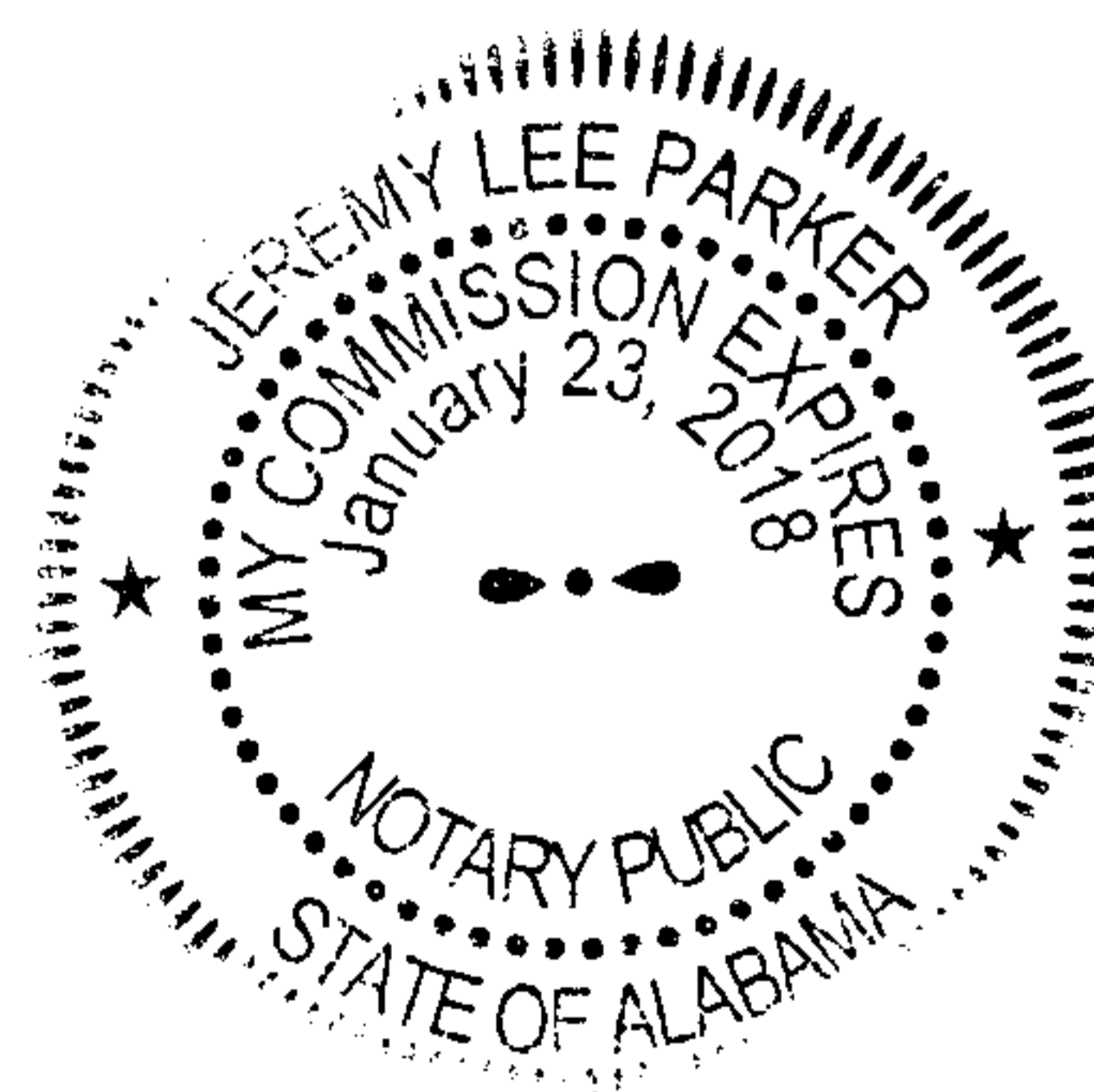
I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Kenneth M Crouse and wife, Amber M Crouse whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of August, 2016.

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



Notary Public  
My Commission Expires:



20160830000314360 2/3 \$39.00  
Shelby Cnty Judge of Probate, AL  
08/30/2016 12:44:22 PM FILED/CERT



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Kenneth C Crouse and Amber M Crouse</u>	Grantee's Name	<u>Frank W Martin and Sandra J Wisdom-Martin</u>
Mailing Address	<u>5585 Highway 55 Wilsonville, AL 35186</u>	Mailing Address	<u>5855 Highway 55 Wilsonville, AL 35186</u>
Property Address	<u>5585 Highway 55 Wilsonville, AL 35186</u>	Date of Sale	<u>August 8, 2016</u>
		Total Purchase Price	<u>\$359,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 checked="" 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 August 8 2016

Unattested \_\_\_\_\_  
(verified by)

Print Kenneth C Crouse

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

**Form RT-1**

