

Send Tax Bills To:  
Derrell G. Crimm and Terry Gann Crimm  
128 Biltmore Drive  
Birmingham, AL 35242

This Instrument Prepared by:  
Neil E. Senkbeil, Esq.  
Deep South Title, LLC  
4000 Eagle Point Corporate Dr.  
Birmingham, Alabama 35242

STATE OF ALABAMA        )  
  :  
COUNTY OF SHELBY        )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **CHRISTOPHER E. RAGSDALE AND JENNIFER H. RAGSDALE**, husband and wife, ("Grantors") do hereby grant, bargain, sell and convey unto **DERRELL G. CRIMM AND TERRY GANN CRIMM** ("Grantees"), as joint tenants, during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

**Lot 27, according to the Survey of Habersham Place, as recorded in Map 37, Page 1A and 1B in the Office of the Judge of Probate of Shelby County, Alabama.**


Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

\$432,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

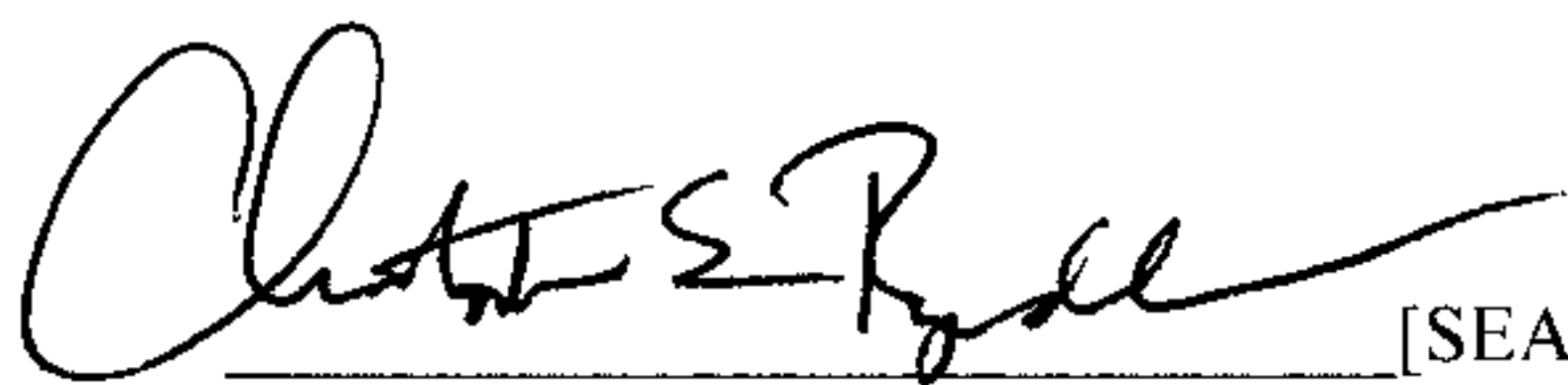
TO HAVE AND TO HOLD unto Grantees for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of this 31st day of July, 2018.

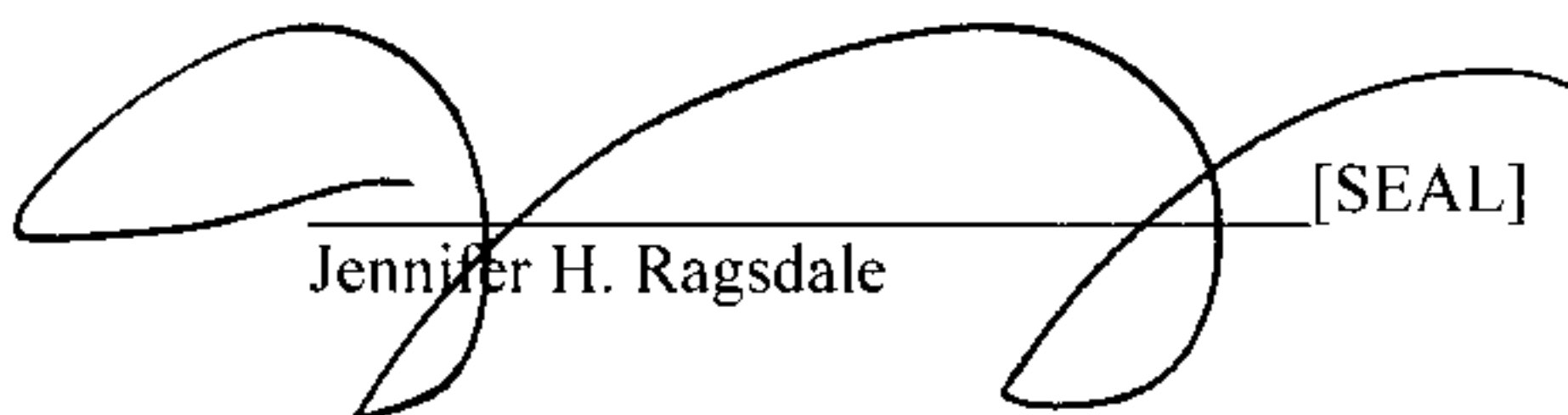
Shelby County, AL 08/01/2018  
State of Alabama  
Deed Tax: \$108.00

  
20180801000274150 1/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
08/01/2018 03:09:22 PM FILED/CERT

**"GRANTORS:"**

 [SEAL]

Christopher E. Ragsdale


 [SEAL]

Jennifer H. Ragsdale

STATE OF ALABAMA     )  
  :  
COUNTY OF SHELBY     )

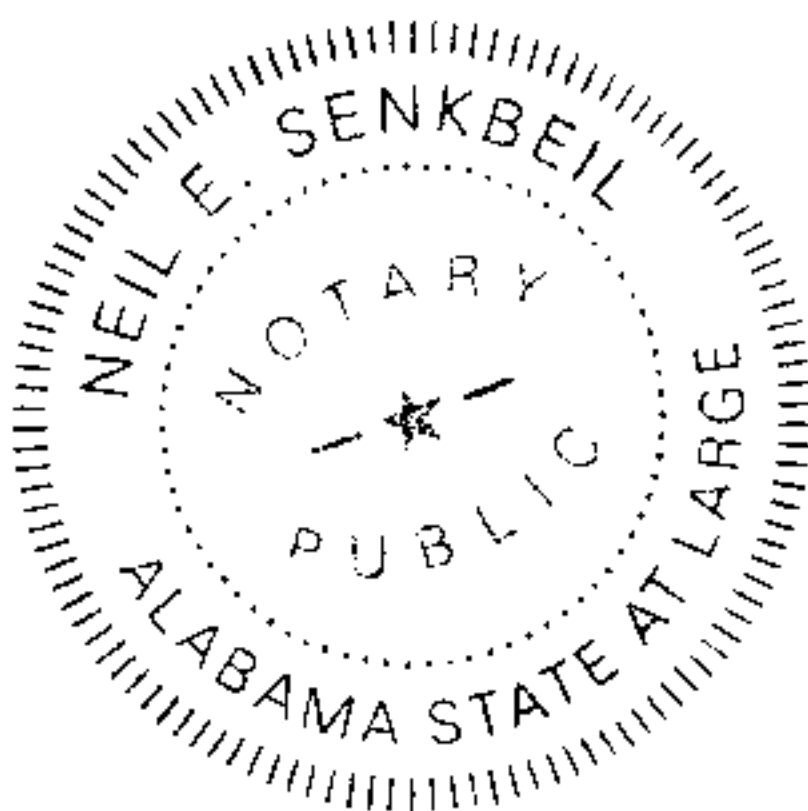
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Christopher E. Ragsdale and Jennifer H. Ragsdale**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of July 2018.




Notary Public

My Commission Expires: \_\_\_\_\_



NEIL E. SENKBEIL  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
June 29, 2020

  
20180801000274150 2/3 \$129.00  
Shelby Cnty Judge of Probate, AL  
08/01/2018 03:09:22 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 Christopher E. Ragsdale and
Mailing Address Jennifer H. Ragsdale
3021 Brookhill Drive
Birmingham, AL 35242

Grantee's Name Derrell G. Crimm and
Mailing Address Terry Gann Crimm
128 Biltmore Drive
Birmingham, AL 35242

Property Address 128 Biltmore Drive
Birmingham, AL 35242

Date of Sale July 31, 2018
Total Purchase Price \$ 540,000.00
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
Sales Contract
Closing Statement
Appraisal
Other

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 7/31/18

Print Neil E. Senter

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

