

This instrument was prepared by

Send Tax Notice To: Stephen L. Pauley, Jr.
name
26166 Highway 145
address
Wilsonville, AL 35186

(Name) Larry L. Halcomb, Attorney
3512 Old Montgomery Highway, Suite 209
(Address) Birmingham, AL 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Seventy One Thousand Fifty and No/100 DOLLARS (\$271,050.00)**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James M. Crouch and Wife, Elizabeth A. Crouch
(herein referred to as grantors) do grant, bargain, sell and convey unto

Stephen L. Pauley, Jr. & Ann Marie Pauley
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Beeswax Cove a Minor Subdivision, as recorded in Map Book 24, Page 146, in the Probate Office of Shelby County, Alabama. Less and except that part sold to State of Alabama for road right of way recorded in Volume 252, Page 400. Minerals and mining rights excepted.

Subject to taxes for 2012.

Subject to easement(s), building line(s) and restriction(s) as shown on recorded map.

Subject to easement recorded in Volume 343. Page 643.

Subject to flood rights to Alabama Power Company recorded in Volume 71, Pages 97-106.

Subject to riparian rights associated with the Beeswax Creek under applicable State and/or Federal law.

Subject to restrictions appearing of record in Inst. No. 1998-50883.

Subject to right-of-way granted to Alabama Power Company recorded in Volume 254, Page 12.

\$266,140.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hand(s) and seal(s), this 31st
day of July, 2012.

Shelby County, AL 08/03/2012
State of Alabama
Deed Tax: \$5.00

____ (Seal)

____ (Seal)

____ (Seal)

James M. Crouch (Seal)
James M. Crouch
Elizabeth A. Crouch (Seal)
Elizabeth A. Crouch (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
James M. Crouch and Wife, Elizabeth A. Crouch
whose name(s) are signed to the foregoing conveyance, and who 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 31st day of July, A.D., 2012

Larry L. Halcomb

Notary Public

My Commission Expires: 1/23/14

Real Estate Sales Validation Form

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

Grantor's Name James M. Crouch & Elizabeth A. Crouch
Mailing Address 26166 Highway 145
Wilsonville, AL 35186

Grantee's Name Stephen L. Pauley, Jr. & Ann Marie Pauley
Mailing Address 6530 Hwy 55
Wilsonville, AL 35186

Property Address 26166 Highway 145
Wilsonville, AL 35186

Date of Sale 7/31/12
Total Purchase Price \$271,050.00

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 7/31/12

Print Larry L. Halcomb

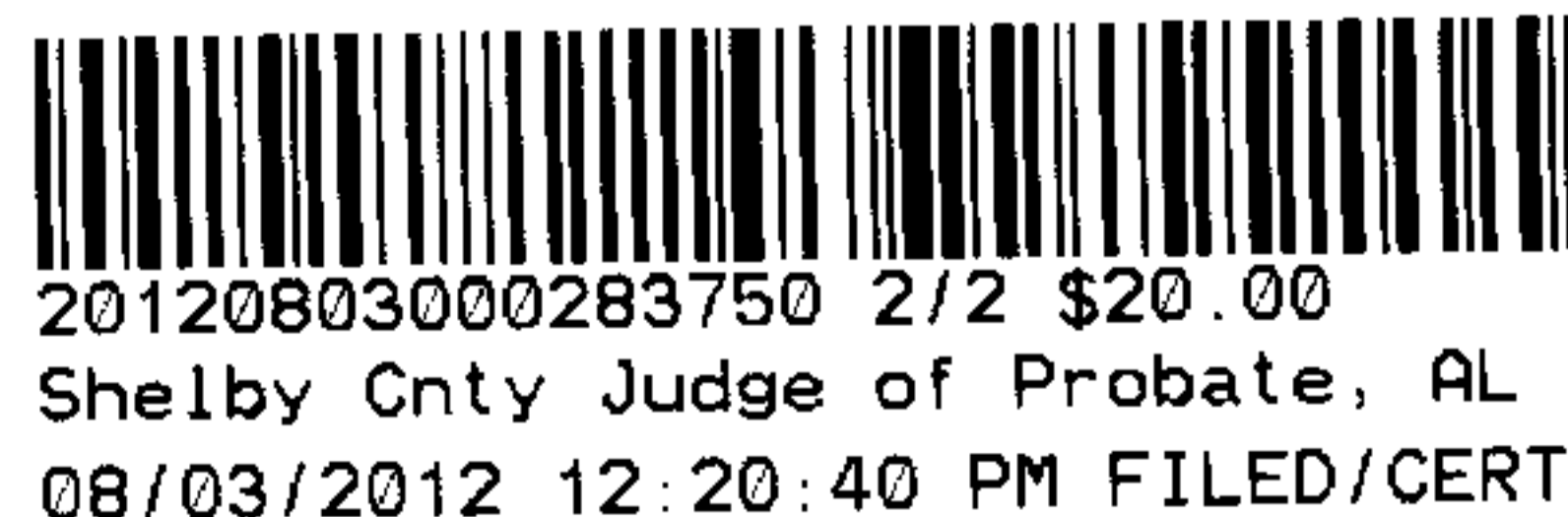
☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for the said County, in said State, hereby certify that
Larry L. Halcomb is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument is executed the same voluntarily on the day the same bears date.

Given under my hands and official seal this 31st day of July A.D., 2012

Carolyn M. Williamson
Carolyn M. Williamson Notary Public

My Commission Expires: 7/24/15