



20121019000402920 1/4 \$34.00
Shelby Cnty Judge of Probate, AL
10/19/2012 02:06:16 PM FILED/CERT

Parcel I.D. #: 35-2-03-1-003-007.005

Send Tax Notice To: Homer & Elizabeth Lewis

EXECUTRIX'S DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Twelve Thousand Dollars and 00/100, (\$ 12,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Janice D. Crumpler, f/k/a/ Janice D. Snider, in her capacity as Executrix of Ethel Mae Rose, a deceased person, having died testate on or about 07 April, 2007, with a probate estate probated in the Probate Court of Shelby County, Alabama, as case number PR-2007-268,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Homer E. Lewis and Elizabeth Anne Lewis, a married couple,** hereinafter known as the GRANTEE;

Commence at the Northeast corner of the West half of the Southwest quarter of the Northeast quarter of Section 3, Township 24 North, Range 13 East, and run thence in a Southerly direction along the East line of said quarter-quarter-quarter a distance of 419.07' to a point on the southerly right of way line of a paved street; Thence turn an angle of 60 degrees 46 minutes to the right and run in a Southwesterly direction along said right of way line a distance of 314.28 feet to the POINT OF BEGINNING; Thence turn an angle of 0 degrees 08' 13 seconds to the left and continue along said right of way line a distance of 100.44' to a point; Thence turn angle of 78 degrees 45 minutes 41 seconds to the left and run in a Southeasterly direction a distance of 152.26' to a point; Thence turn an angle of 101 degrees 23 minutes 20 seconds to the left and run in a Northeasterly direction a distance of 137.71' to a point; Thence turn an angle of 92 degrees 46 minutes 10 seconds to the left and run in a Northwesterly direction a distance of 149.17' to the POINT OF BEGINNING, containing 0.41 acres.

Subject to any and all easements, rights of way and restrictions of record.

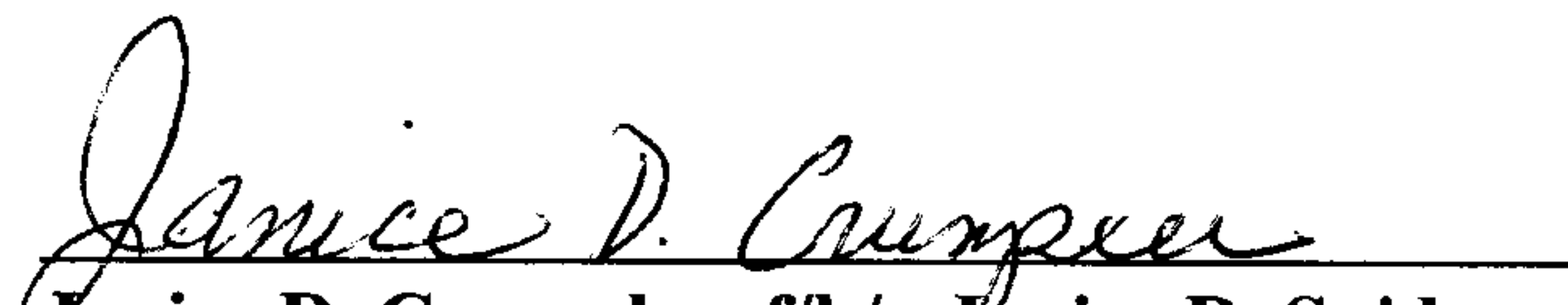
Said legal description herein was provided by the Grantor. This instrument was prepared without the benefit of a title search or survey.

Shelby County, AL 10/19/2012
State of Alabama
Deed Tax: \$12.00

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 28th Day of SEPTEMBER, 2012.



Janice D. Crumpler, f/k/a Janice D. Snider, as Executrix
Estate of Ethel Mae Rose
Shelby County, Alabama Probate Court
Case No: PR-2007-268

STATE OF FLORIDA)

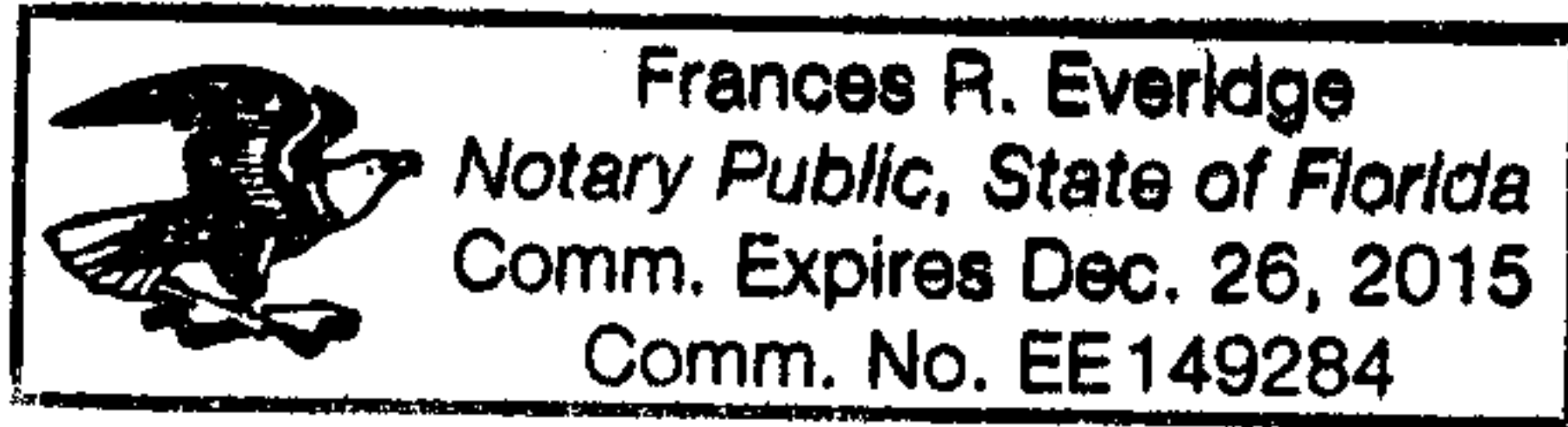
COUNTY OF Escambia

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Janice D. Crumpler, f/k/a/ Janice D. Snider, as Executrix of the Estate of Ethel Mae Rose, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.



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Given under my hand and official seal of office on this the 28th Day of SEPT, 2012.





NOTARY PUBLIC

My Commission Expires: Dec. 26, 2015

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


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Real Estate Sales Validation Form

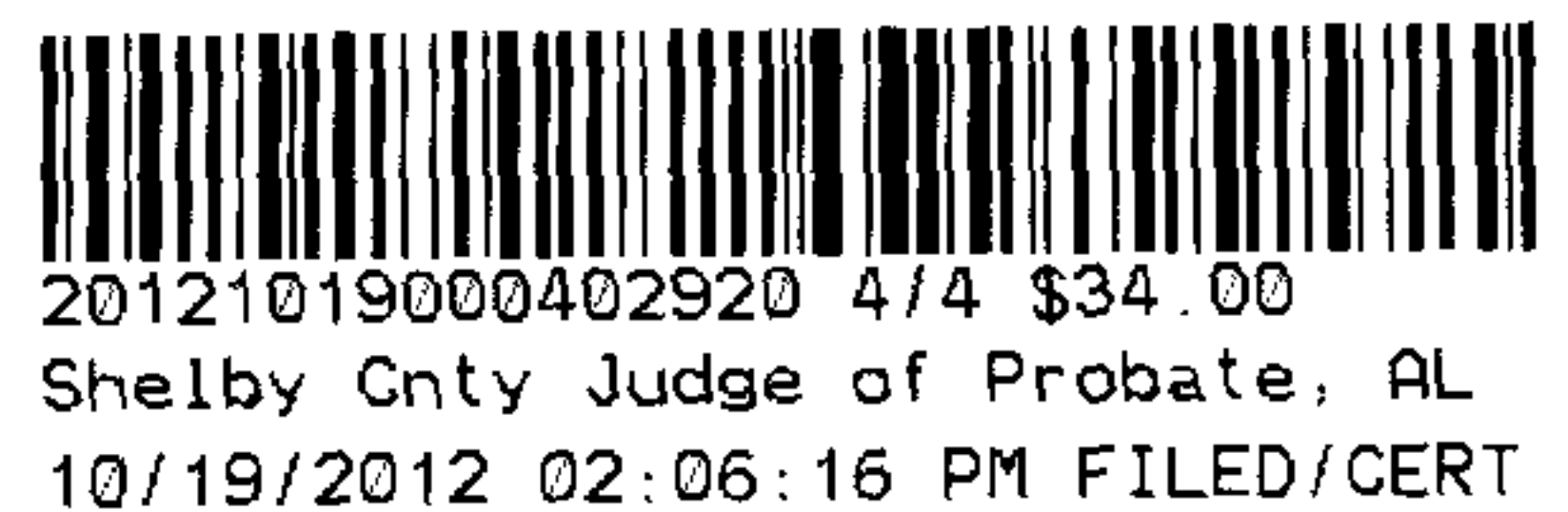
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ESTATE OF ETHEL ROBE Grantee's Name HOMER & ELIZABETH LEWIS
Mailing Address C/O JANICE CUMPLER, EXECUTARY Mailing Address 2427 Co. Rd. 20
3458 Festival Dr. CALEXA, AL 35040
PACE, FL 32571
20TH STREET
Property Address 2427 Co. Rd. 20 Date of Sale 10-19-2012
CALEXA, AL 35040 Total Purchase Price \$ 12,000.00
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 10-19-12

Print JANICE D CUMPLER

Unattested

(verified by)

Sign

JANICE D. CUMPLER

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1