

Send tax notice to:


WESLEY DAVID CRISWELL, JR.  
150 HIGHWAY 97  
COLUMBIANA, AL, 35051

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2012604

**WARRANTY DEED**

  
20130104000005280 1/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand and 00/100 Dollars (\$50,000.00) in hand paid to the undersigned, PETER DeGROOT, A Married Man Not Joined By Spouse (hereinafter referred to as "Grantors") by WESLEY DAVID CRISWELL, JR. and KRISTY L. CRISWELL and JACK R. CRISWELL (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND RUN NORTHERLY ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 231.00 FEET; THENCE LEFT 92 DEGREES 04 MINUTES 02 SECONDS AND RUN WESTERLY FOR 667.46 FEET; THENCE RIGHT 92 DEGREES 03 MINUTES 45 SECONDS AND RUN NORTHERLY FOR 322.53 FEET; THENCE LEFT 93 DEGREES 06 MINUTES 27 SECONDS AND RUN WESTERLY FOR 188.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE OF A DISTANCE OF 420.00 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 97; THENCE LEFT 89 DEGREES 29 MINUTES 47 SECONDS AND RUN SOUTHERLY A DISTANCE OF 164.02 FEET; THENCE LEFT 106 DEGREES 54 MINUTES 01 SECONDS AND RUN NORTHEASTERLY FOR A DISTANCE OF 439.31 FEET; THENCE LEFT 73 DEGREES 36 MINUTES 12 SECONDS AND RUN NORTHERLY 40.00 FEET TO POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

**SUBJECT PROPERTY DID NOT CONSTITUTE THE HOMESTEAD OF GRANTEE NOR HIS RESPECTIVE SPOUSE.**

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2012 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2013.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY PUBLIC RECORDS.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORDS.
6. LESS AND EXCEPT ANY PART OF SUBJECT PROPERTY LYING WITHIN ANY ROAD RIGHT-OF-WAY.

Shelby County, AL 01/04/2013  
State of Alabama  
Deed Tax: \$2.50



7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.

\$47,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.


TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 3rd day of December, 2012.

  
PETER DeGROOT

BY AND THROUGH HIS ATTORNEY IN FACT,  
GAIL HUTTON

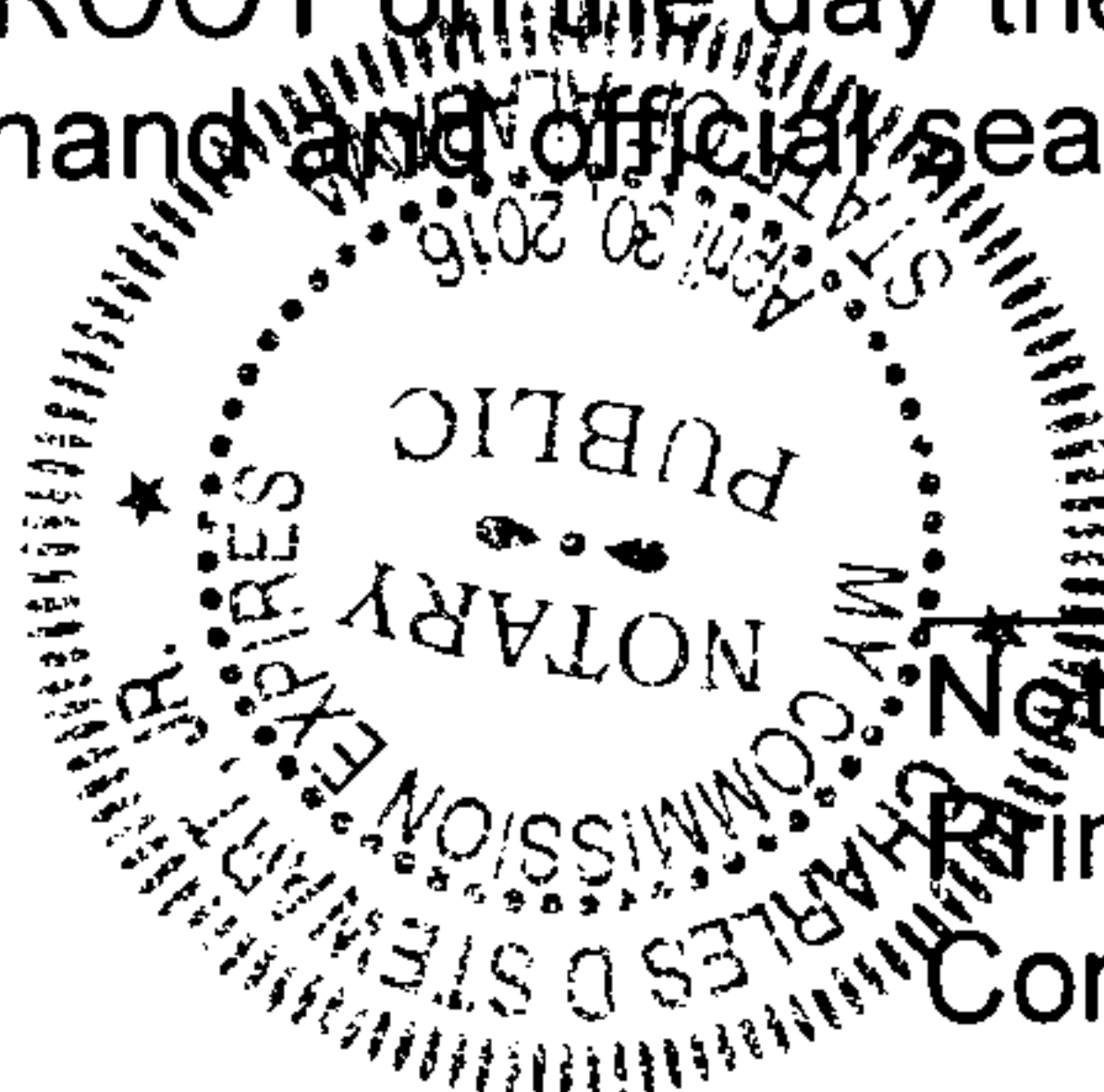
*By and through his attorney  
in fact.  
Gail Hutton*

  
20130104000005280 2/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:58 AM FILED/CERT

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GAIL HUTTON, whose name as Agent and Attorney in Fact for PETER DeGROOT, 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 said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for PETER DeGROOT on the day the same bears date.

Given under my hand and official seal this the 3<sup>RD</sup> day of December, 2012.



Notary Public

Print Name: *Charles D Stewart*

Commission Expires: *4-30-16*



# Real Estate Sales Validation Form

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

Grantor's Name Peter DeGroot  
Mailing Address \_\_\_\_\_

Grantee's Name Wesley David Criswell, Jr.  
Mailing Address \_\_\_\_\_

Property Address 150 Highway 97  
Columbia  
AL  
35051

Date of Sale 12-3-12  
Total Purchase Price \$ 50,000

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 12/3/12

Print Wesley David Criswell Jr.

Unattested \_\_\_\_\_

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

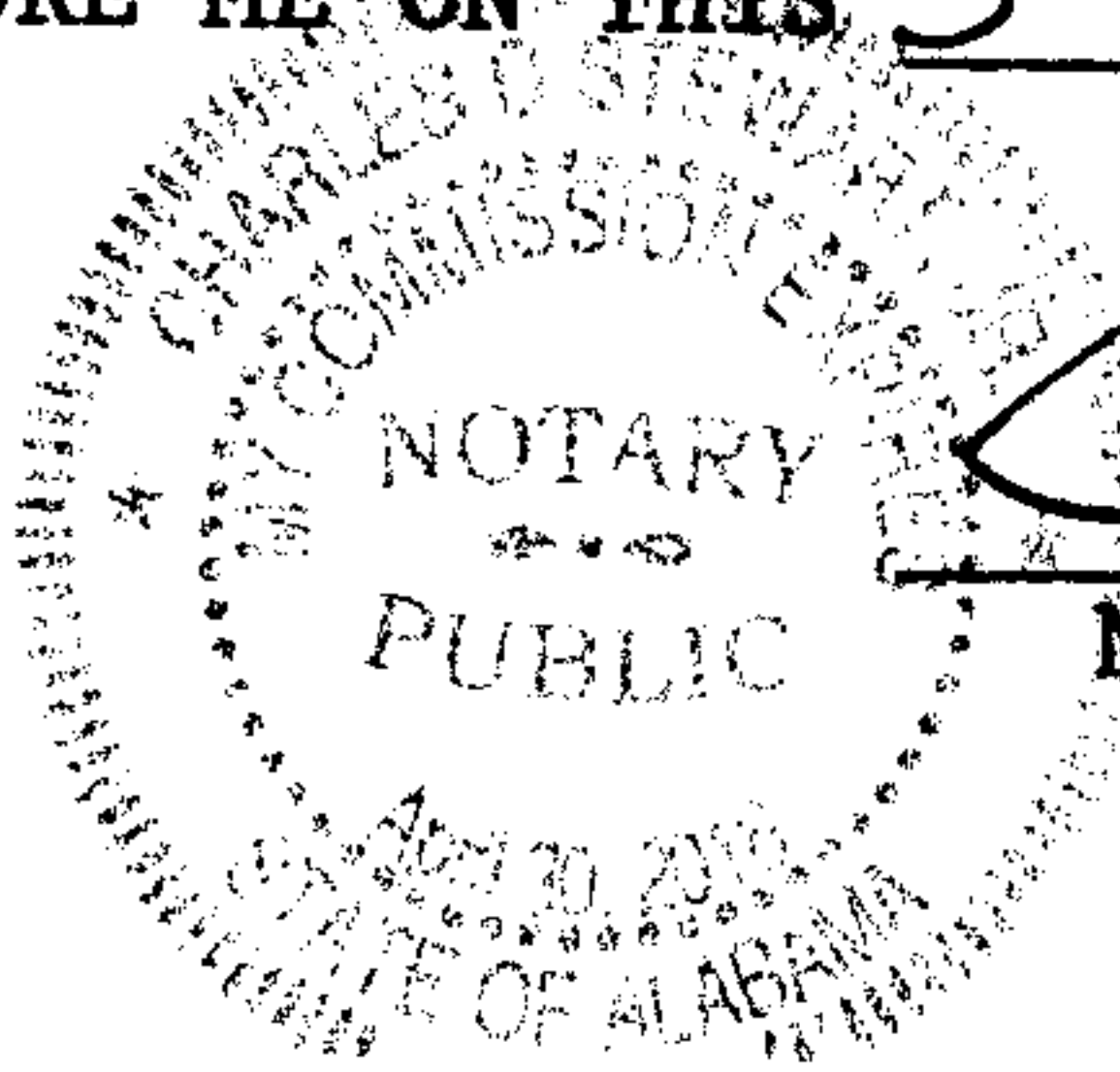
STATE OF ALABAMA

COUNTY OF SHELBY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF December, 2012.



20130104000005280 3/3 \$20.50  
Shelby Cnty Judge of Probate, AL  
01/04/2013 09:59:58 AM FILED/CERT



NOTARY PUBLIC