

After Recording Send Tax Notice To:

Robert Don Crabtree
Leona B. Crabtree
4031 Saddle Run Circle
Pelham, Alabama 35124


20130729000306060 1/3 \$142.00
Shelby Cnty Judge of Probate, AL
07/29/2013 11:19:14 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents that in consideration of Ten Dollars and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt and sufficiency whereof is acknowledged, we, **Robert D. Crabtree and Leona B. Crabtree**, husband and wife (herein referred to as Grantor), who certify that the property conveyed hereby does constitute our homestead, grant, bargain, sell and convey unto **Robert Don Crabtree, Leona B. Crabtree and Lela Crabtree Watson, Trustees of the Crabtree Family Trust dated June 27, 2013, and any amendments thereto** (herein referred to as Grantee), as tenants in common, the real estate described below situated in Shelby County, Alabama, to wit:

***Lot 63 according to the Survey of Saddle Run
Subdivision, as recorded in Map Book 11, Page 28, in
the Probate Office of Shelby County, Alabama.***

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee, as tenants in common, their heirs and assigns in fee simple, forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND we, do for ourselves, covenant with the said Grantee, their heirs and assigns, that we am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 07/29/2013
State of Alabama
Deed Tax: \$124.00

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 27th day of June, 2013.

Robert D. Crabtree
Robert D. Crabtree

Leona B. Crabtree
Leona B. Crabtree

STATE OF ALABAMA

COUNTY OF SHELBY

I, Brandi Dipiazza, a Notary Public in and for said County, in said State, hereby certify that Robert D. Crabtree and Leona B. Crabtree, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me 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 of office
this 27th day of June, 2013.

Brandi Dipiazza
Brandi Dipiazza, NOTARY PUBLIC
My Commission Expires: 2/7/2016

This Document Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
205-663-0281



20130729000306060 2/3 \$142.00
Shelby Cnty Judge of Probate, AL
07/29/2013 11:19:14 AM 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 Robert D. Crabtree and
Mailing Address Leona B. Crabtree
4031 Saddle Run Circle
Pelham, Alabama 35124

Grantee's Name Robert Don Crabtree, Leona B. Crabtree
Mailing Address and Leba Crabtree Watson, Trustees
of the Crabtree Family Trust dated
June 27, 2013
4031 Saddle Run Circle, Pelham, AL 35124

Property Address 4031 Saddle Run Circle
Pelham, Alabama 35124

Date of Sale June 27, 2013

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

123,800

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 June 27, 2013

Print Robert D. Crabtree

Unattested

(verified by)

Sign

Robert Don Crabtree

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20130729000306060 3/3 \$142.00
Shelby Cnty Judge of Probate, AL
07/29/2013 11:19:14 AM FILED/CERT