

# WARRANTY DEED

20130806000320090 1/2 \$49.00  
Shelby Cnty Judge of Probate, AL  
08/06/2013 02:22:43 PM FILED/CERT

This Instrument Was Prepared By:

Luke A. Henderson, Esq.  
Luke A. Henderson, LLC  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:

Alton M. Crawford, Jr.  
Kathy C. Crawford  
817 Hillshire Dr.  
Birmingham, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars (\$314,900.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Diann Richardson** and husband, **Larry Richardson** (herein referred to as Grantors) do grant, bargain, sell and convey unto **Alton M. Crawford, Jr. and Kathy C. Crawford** (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 27, according to the Survey of The Highlands, 2nd Sector, as recorded in Map Book 18, Page 48, in the Probate Office of Shelby County, Alabama.**

\$283,002.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 my 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 hands and seals, this 29<sup>th</sup> day of July, 2013.

  
**Diann Richardson**

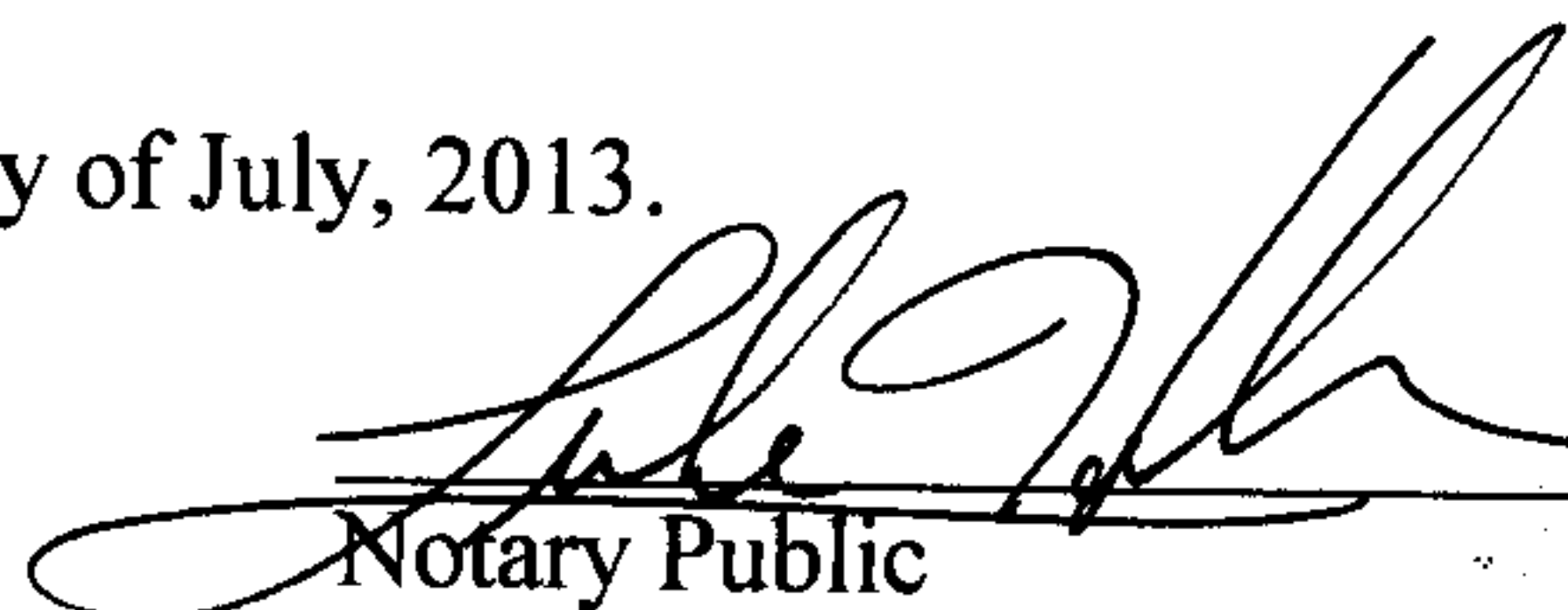
  
**Larry Richardson**

Shelby County, AL 08/06/2013  
State of Alabama  
Deed Tax: \$32.00

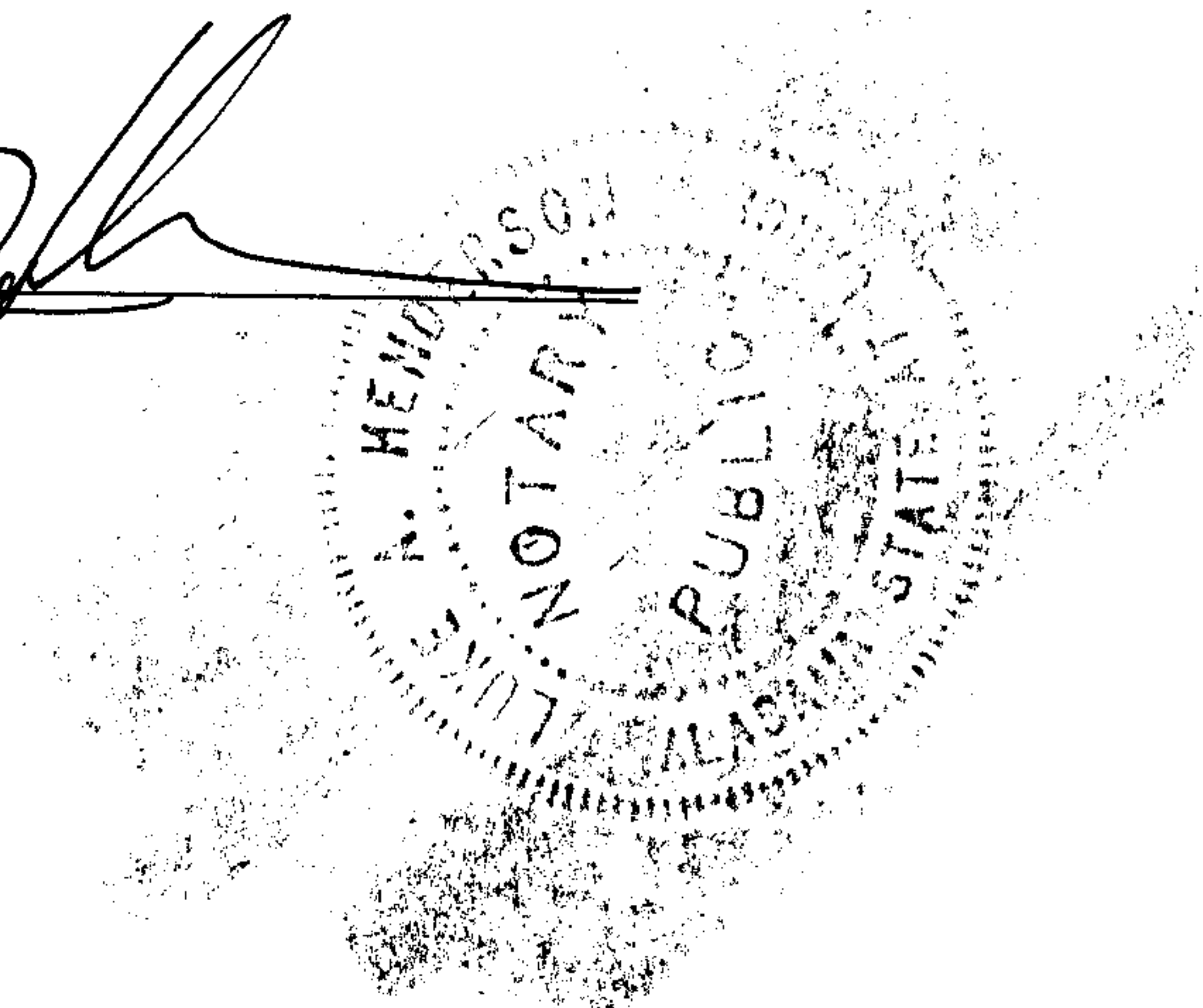
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Diann Richardson and husband Larry Richardson 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 this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29<sup>th</sup> day of July, 2013.

  
Notary Public

My Commission Expires: 7/26/16  
Grantor's Address:  
3637 Crossings Crest  
Birmingham, AL 35242  
Property Address:  
817 Hillshire Dr.  
Birmingham, AL 35244





# Real Estate Sales Validation Form

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

Grantor's Name Diann + Larry Richardson Grantee's Name Alton M. Crawford Jr.  
Mailing Address 3637 Crossings Cres Mailing Address Kathy C. Crawford  
Birmingham AL 35242 817 Hillshire Dr.  
Birmingham AL 35244

Property Address 817 Hillshire Dr. Date of Sale 7-29-13  
Birmingham AL 35244 Total Purchase Price \$ 314,900  
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 8/5/13

Print Luke A. Henderson, LLC

☐ Unattested

Sign Luke A. Henderson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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