

Document Prepared By:
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3009 Firefighter Lane
Birmingham, Alabama 35209



20131209000475390 1/3 \$40.00
Shelby Cnty Judge of Probate, AL
12/09/2013 03:56:30 PM FILED/CERT

Send Tax Notice To:
Gregory M. Crabtree
1206 Berwick Rd
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand and NO/100 Dollars (\$200,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Judith C. Dorchester, an unmarried woman

(herein referred to as **Grantor**), grants, bargains, sells and conveys unto

Gregory M. Crabtree

(herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama to wit:

**LOT 52, ACCORDING TO THE SURVEY OF GREYSTONE RIDGE GARDEN HOMES, AS
RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

Subject to easements, rights of way, set back lines, restrictions, covenants, mineral and mining rights not owned by the grantors and current taxes due.

Judith C. Dorchester and Judith Dorchester are one and the same person.

Judith C. Dorchester is the surviving grantee of deed recorded in Instrument 20020821000397400 in Shelby County, Alabama, the other grantee, Daniel Dorchester, having died on or about March 21, 2010.

\$180,000.00 of the above consideration was secured by and through the purchase money mortgages closed and recorded herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** has hereunto set her hand and seal on the dates stated in the Notary Acknowledgment, however the same shall not be effective until the 29th day of November, 2013.

 (SEAL)

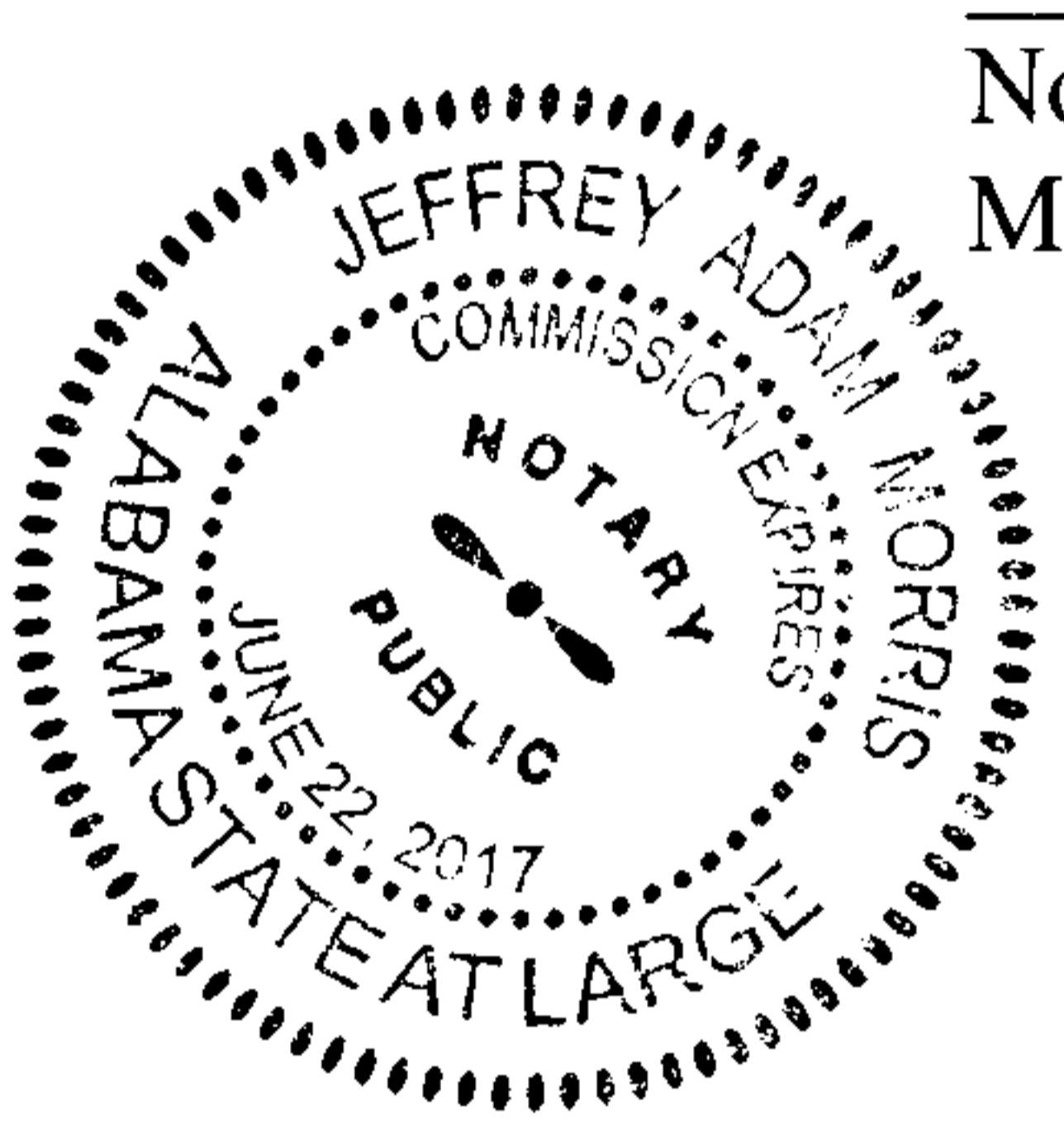
STATE OF Al
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Judith C. Dorchester**, whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2013.

Notary Seal

Notary Public:
My commission expires:



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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 Judith C. Dorchester
Mailing Address 1206 Berwick Rd
Birmingham, AL 35242

Grantee's Name Gregory M. Crabtree
Mailing Address 1206 Berwick Rd
Birmingham, AL 35242

Property Address 1206 Berwick Rd
Birmingham, AL 35242 Date of Sale 11/29/13
Total Purchase Price \$ 200,000.00



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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 11/29/13

Print Gregory M. Crabtree

Sign Gregory M. Crabtree

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

[Print Form](#)

Form RT-1