

This Instrument Was Prepared By:
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1725 2nd Avenue, North
Bessemer, Alabama 35020
(205) 426-2020

Send Tax Notice To:
David E McCrary and Lori S McCrary
5934 South Shades Crest Rd
Bessemer, Al 35022

STATE OF ALABAMA

**Warranty Deed, Jointly for Life with Remainder to
Survivor**


SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Seventy Five Thousand and no/100---DOLLARS (\$75,000.00) to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I (We), **Andrew Ray Alford and Margaret Searcy Alford**, (Husband and Wife) whose address is 1340 Highpoint Terrace, Birmingham, Al 35235 (herein referred to as Grantor(s), do grant, bargain, sell and convey unto **David E McCrary and Lori S McCrary**, (Husband and Wife) whose address is 5934 South Shades Crest Road, Bessemer, Al 35022 (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Map of Ruby Webster's One Lot Subdivision, as recorded in Map Bok 36, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Defects liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquired for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any taxes for the year 2014 and subsequent years, a lien not yet due and payable.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Any lien, or right to a lien, for service, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.
8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.
9. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone and gravel in, on, and under subject property.
10. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
11. Such state of facts as shown on the Map of Ruby Webster's One Lot Subdivision, as recorded in Map Book 36, Page 59, in the Probate Office of Shelby County, Alabama.
12. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions


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Shelby Cnty Judge of Probate, AL
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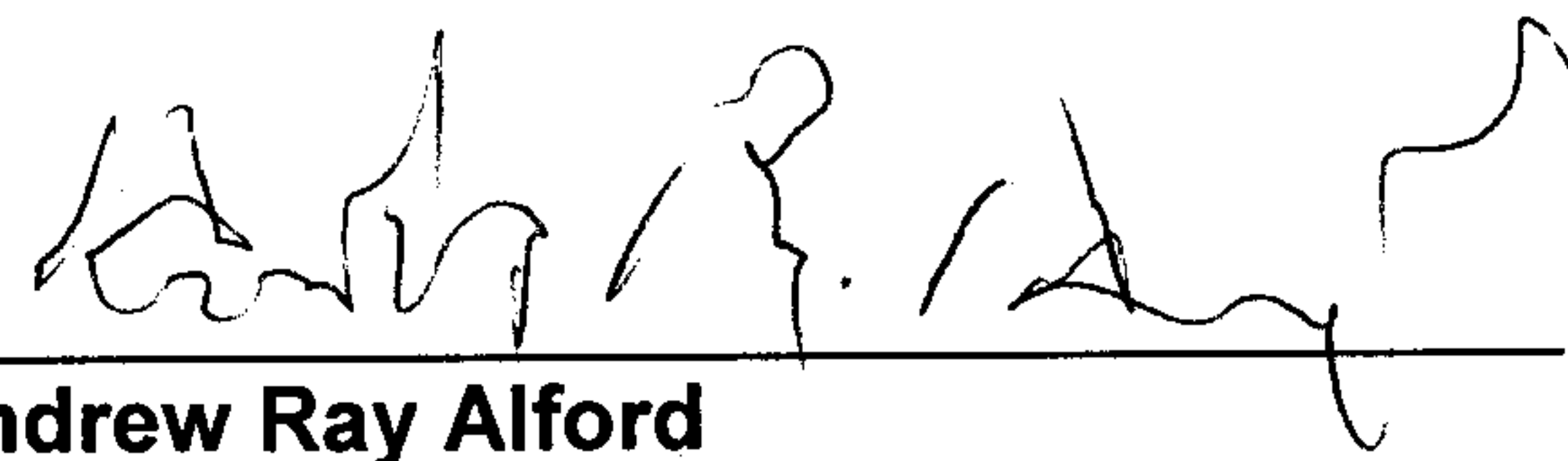
Shelby County, AL 01/03/2014
State of Alabama
Deed Tax: \$75.00

indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Misc Book 21, Page 880 and amended in Instrument No. 2006-184760, and any amendments thereto, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

21 IN WITNESS WHEREOF, I (We) have hereunto set my (our) hand and seal, this day of December, 2013.

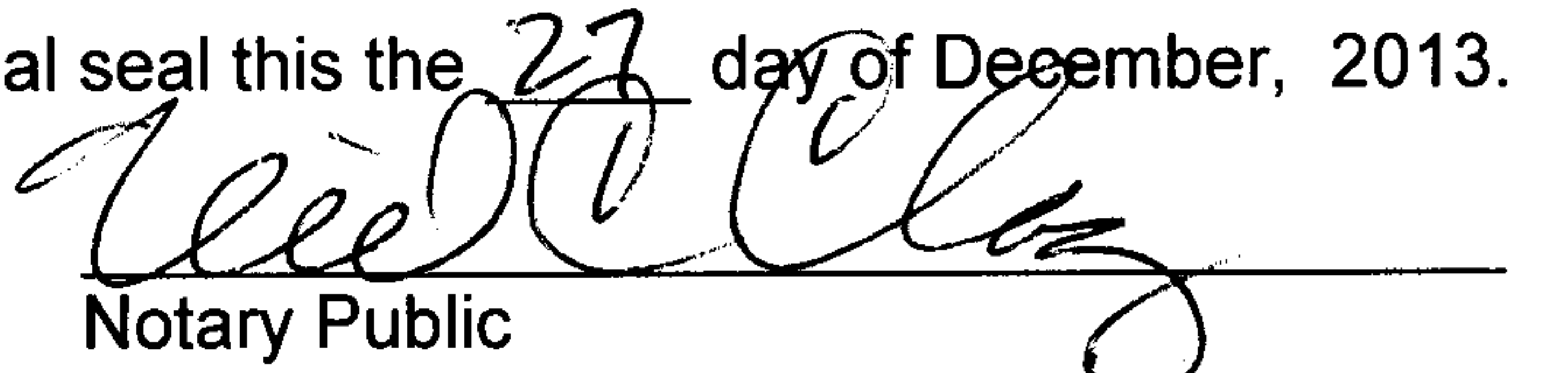

Andrew Ray Alford


Margaret Searcy Alford

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Ray Alford and Margaret Searcy Alford**, (Husband and Wife) whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me, that being informed of the contents of the conveyance, he/she(they) executed the same on the day the same bears date.

Given under my hand and official seal this the 27 day of December, 2013.


Notary Public
Commission expires: 9-8-2015



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20140103000003390 3/3 \$95.00
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01/03/2014 12:16:50 PM 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 Andrew Ray Alford
Mailing Address Margaret Searcy Alford
1340 Highpoint Terrace

Grantee's Name David & Lori McCrary
Mailing Address 5934 South Shades Crest Rd
Bessemer, AL 35022

Property Address Lot 1 Ruby Webster's One Lot Subdivision
Bessemer, AL 35022

Date of Sale December 27, 2013
Total Purchase Price \$ 75000.00
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 12-27-2013

Print Andrew Ray & Margaret Searcy Alford

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1