

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Mark Crowe
1354 TANYARD RD
Harpsville AL 35078

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Fifty Thousand dollars and Zero cents (\$50,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bernice A. Waldrop, a single woman (as to an undivided one-half interest); and William W. Rayfield and wife, Dorothy V. Rayfield (as to an undivided one-half interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mark Crowe (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

Bernice A. Waldrop is the surviving grantee in Real Book 188, Page 249, Probate Office Shelby County, Alabama.
The other grantee, Richard E. Waldrop is deceased, having died on or about 15 May 1998

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of February, 2014.

_____	(SEAL)	<u>Bernice A. Waldrop</u> (SEAL) Bernice A. Waldrop
_____	(SEAL)	<u>William W. Rayfield</u> (SEAL) William W. Rayfield
_____	(SEAL)	<u>Dorothy V. Rayfield</u> (SEAL) Dorothy V. Rayfield
		_____ (SEAL)

Shelby County, AL 02/24/2014
State of Alabama
Deed Tax: \$50.00

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that Bernice A. Waldrop (as to an undivided one-half interest); and William W. Rayfield and Dorothy V. Rayfield (as to an undivided one-half interest) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on 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 this 21st day of February, 2014.

My Commission Expires: 10-4-2016

Michael T. Atchison
Notary Public

20140224000050710 1/3 \$70.00
Shelby Cnty Judge of Probate, AL
02/24/2014 02:35:12 PM FILED/CERT

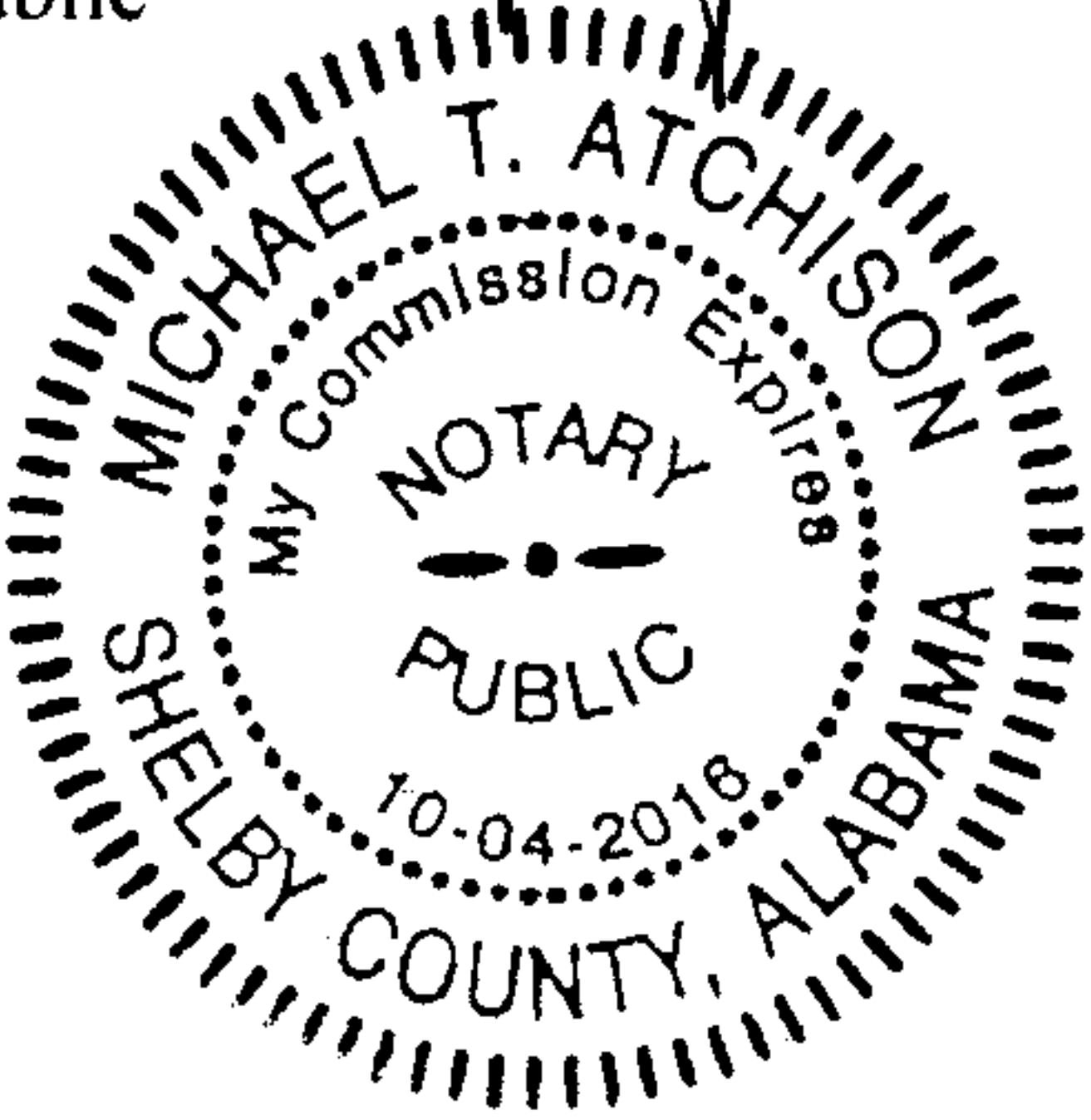
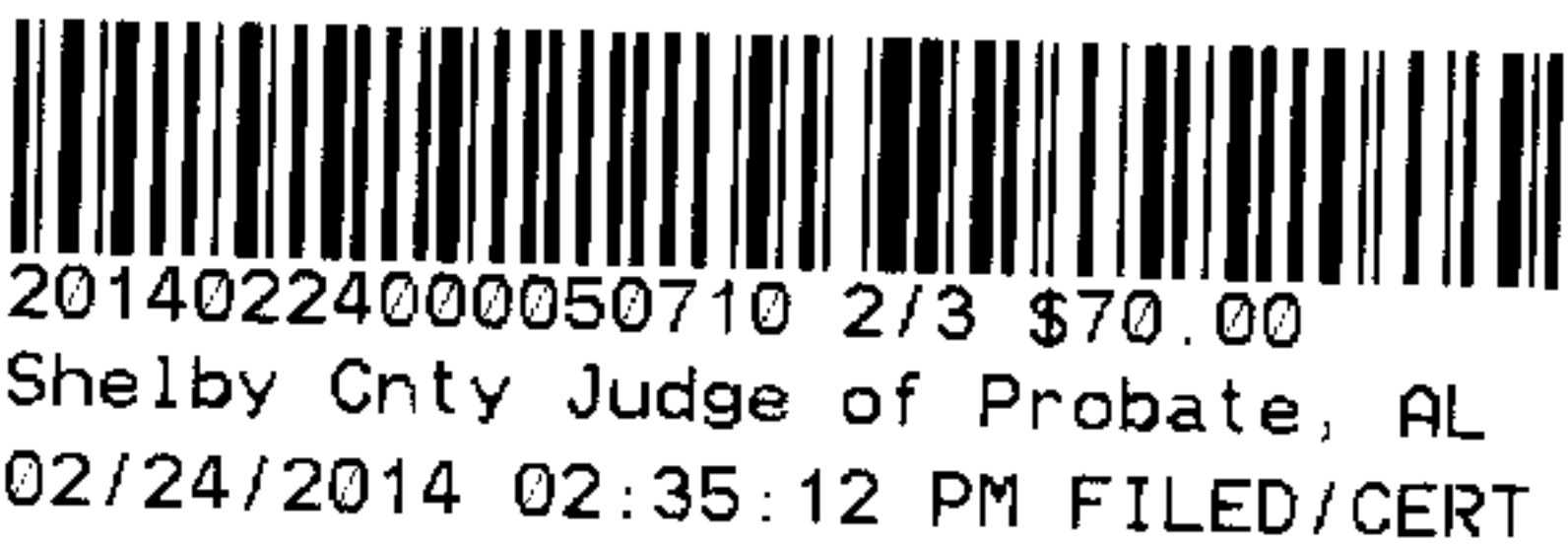


EXHIBIT A

Begin at the Southeast corner of SE ¼ of NW ¼ of Section 34, Township 19 South, Range 2 East, and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route (U.S. Highway No. 91) and run Northwesterly along said Highway 1550 feet, more or less, for point of beginning of the lot herein conveyed; thence run in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence run in a Northwesterly direction and parallel with said Highway line 150 feet; thence run in a Southwesterly direction and perpendicular to said Highway line 150 feet to said Highway line; thence run in a Southeasterly direction along said Highway line 150 feet to point of beginning. All being in the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.

ALSO, Begin at the Southeast corner of SE ¼ of NW ¼ of Section 34, Township 19 South, Range 2 East, and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route sometimes known as U.S. Highway Number 91 and run Northwesterly along said Highway 1700 feet, more or less, to the beginning point; thence run in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence run in a Northwesterly direction and parallel with said Highway line 50 feet; thence run in a Southwesterly direction and perpendicular to said Highway line 150 feet to said Highway line; thence run in a Southeasterly direction along said Highway line 50 feet to point of beginning. All being in the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name W. Rayfield
Mailing Address 2524 S. Valley Rd
Harpersville AL 35078

Grantee's Name Marice Crowe
Mailing Address 1354 Tanager Rd
Harpersville AL 35078

Property Address 4528 US Hwy 280
Harpersville AL
35078

Date of Sale 2-21-14
Total Purchase Price \$ 50,000.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2-21-14

Print W. H. um Rayfield

☐ Unattested
(verified by)

Sign W. H. um Rayfield
(Grantor/Grantee/Owner/Agent) circle one



20140224000050710 3/3 \$70.00
Shelby Cnty Judge of Probate, AL
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