

SEND TAX NOTICE TO:
Nancy G. Crowder
251 Harbour Dr.
Wilsonville, AL 35186

THIS INSTRUMENT PREPARED BY:
Shannon R. Crull
Shannon Crull P.C.
3009 Firefighter Lane
Birmingham, Alabama 35209
(205) 868-1119


20140910000284270 1/3 \$545.00
Shelby Cnty Judge of Probate, AL
09/10/2014 03:54:11 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred Twenty-five Thousand and 00/100 Dollars (\$525,000.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Anthony J. Lamey and wife, Leah L. Lamey** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nancy G. Crowder** (herein referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described real estate, situated in SHELBY County, Alabama, to wit:

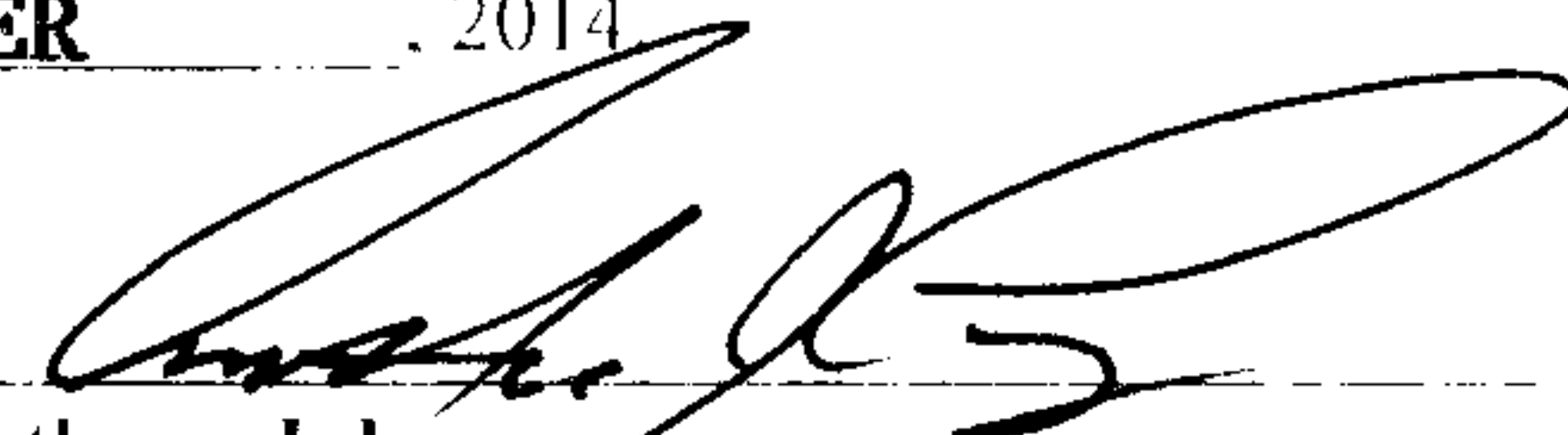
LOT 4AA, ACCORDING TO THE FINAL PLAT OF A RESURVEY OF LOTS 3A AND 4A, AS RECORDED AS A RESURVEY OF LOTS 2 AND 3, OAK HARBOUR, PHASE I, MAP BOOK 28, PAGE 53, AND A RESUBDIVISION OF LOT 4A, AS RECORDED AS A RESUBDIVISION OF LOTS 4 THROUGH 8, OAK HARBOR, PHASE 1, MAP BOOK 34, PAGE 62, AS RECORDED IN MAP BOOK 36, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

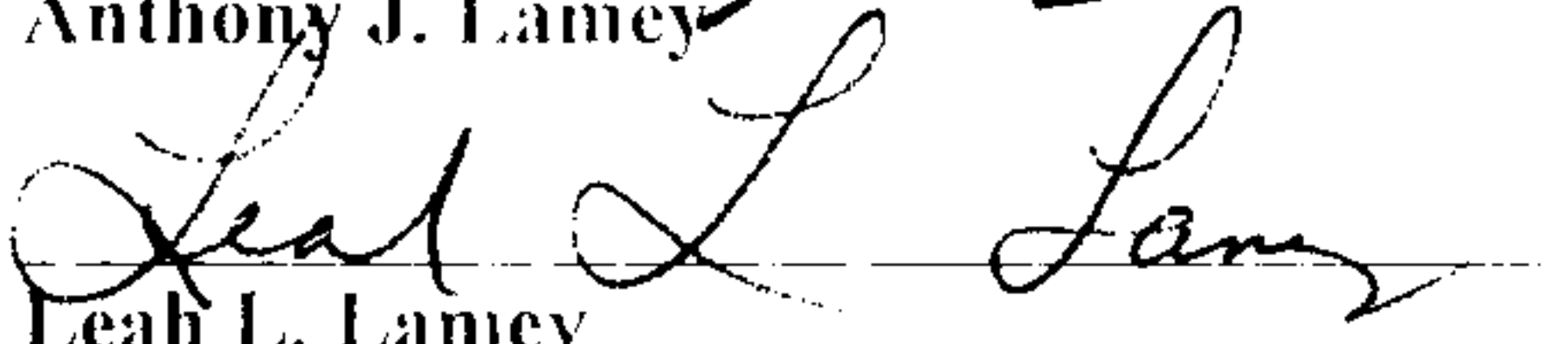
Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; and (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

\$239,000.00 of the consideration recited above was paid from the proceeds of a mortgage loan(s) executed simultaneously 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 Grantees, 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, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto caused this instrument to be executed this 8TH day of SEPTEMBER, 2014


Anthony J. Lamey


Leah L. Lamey

Shelby County, AL 09/10/2014
State of Alabama
Deed Tax: \$525.00

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Anthony J. Lamey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this **8TH** day of **SEPTEMBER**, 2014

[NOTARIAL SEAL]

Kelly Duncan
Notary Public

My commission expires: **12/4/16**

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Leah L. Lamey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, s/he executed the same voluntarily on the day the same bears date.

Given under my hand this **8TH** day of **SEPTEMBER**, 2014

[NOTARIAL SEAL]

Kelly Duncan
Notary Public

My commission expires: **12/4/16**


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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 Anthony J. Lamey
Mailing Address P.O. Box 1908
Peelham, AL 35124

Grantee's Name Nancy G. Crowder
Mailing Address 9250 Churchill Downs
Cottontide, AL 35452

Property Address 251 Harbour Dr.
Wilsonville, AL
35186

Date of Sale 9-8-14
Total Purchase Price \$ 525,000.00

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 any:

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 _____

Print

Kathy Duncan

Sign

Kathy Duncan

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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