

This Instrument was Prepared by:

Send Tax Notice To: Mark Crowe
Tami Crowe
AL

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-21701

1354 Tanyard Rd
Harpersville AL
35078

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

Seven Thousand Five Hundred Dollars & 00/100 (\$7500.00)

That in consideration of the sum of ~~Fifteen Thousand Dollars and No Cents (\$15,000.00)~~, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William Rayfield and wife, Dorothy Rayfield** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Crowe and Tami 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

Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors here. William Rayfield and Dorothy Rayfield are one and the same as William Webster Rayfield and Dorothy Virginia Rayfield

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said 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 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, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of October, 2014.

William Rayfield
William Rayfield

Dorothy Rayfield
Dorothy Rayfield

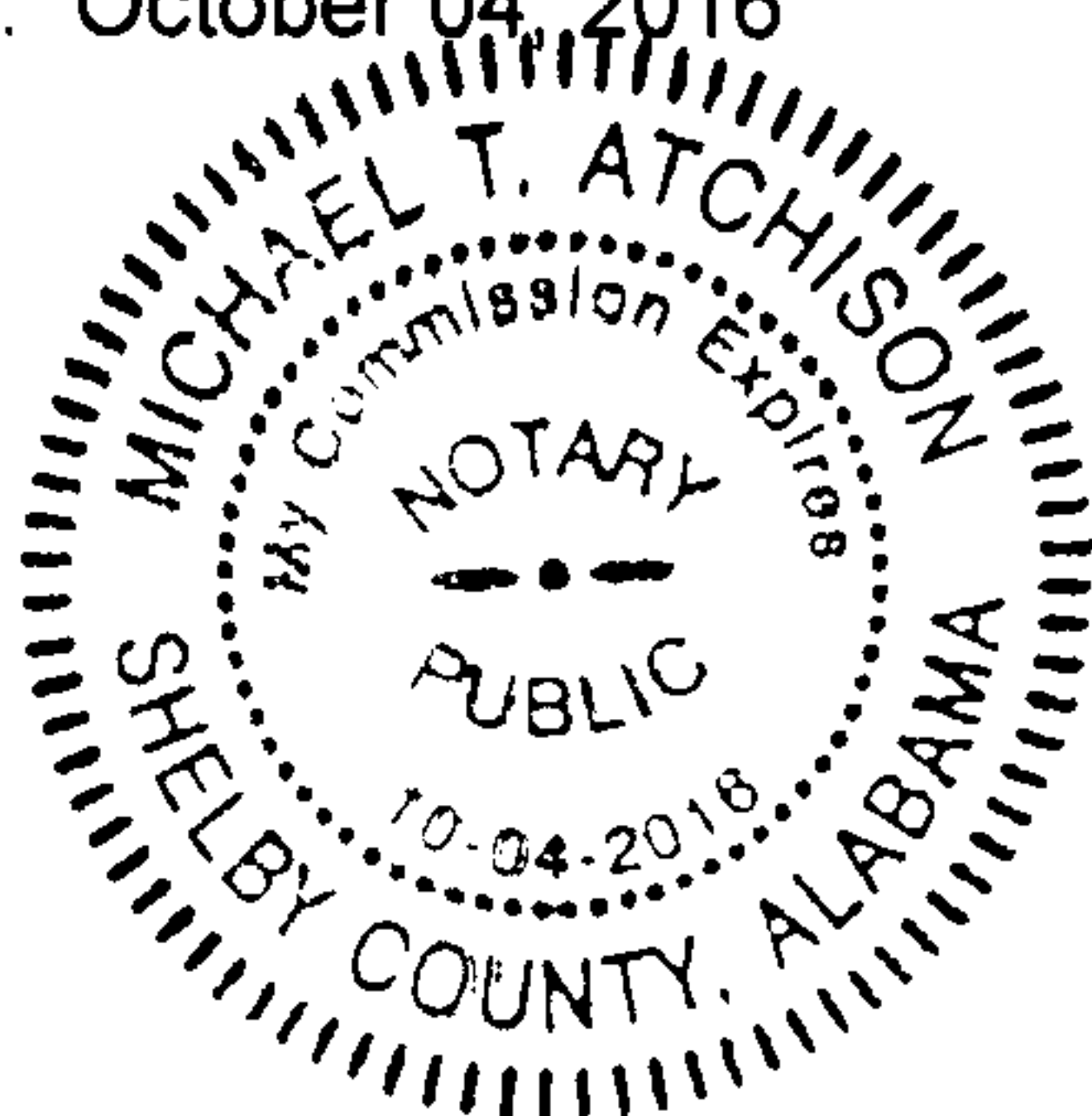
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William Rayfield and Dorothy Rayfield, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of October, 2014.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Shelby County, AL 10/22/2014
State of Alabama
Deed Tax: \$7.50

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A lot or parcel of land located in the Southeast Quarter of the Northwest quarter, Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as commencing at the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 34; thence South 87 degrees 30 minutes West along the South boundary of said forty 229.83 feet to the northeasterly right of way of U.S. Highway No. 280; thence North 56 degrees 20 minutes West along the northeasterly right of way of said Highway 1350.0 feet; thence North 33 degrees 40 minutes East 150.0 feet; thence North 56 degrees 20 minutes West 125.0 feet to the place of beginning; thence from the place of beginning North 56 degrees 20 minutes West 75.0 feet; thence North 35 degrees 20 minutes East 240.65 feet; thence South 79 degrees 22 minutes East 60.0 feet; thence South 30 degrees 54 minutes West 264.39 feet to the place of beginning.

PARCEL II:

A tract of land in South half of NW 1/4 of Section 34, Township 19, Range 2 East, described as follows: Begin at the Southeast corner of SE 1/4 of NW 1/4 of said Section 34 and run West along said forty line 276 feet, more or less, to East line of Florida Short Route highway; thence run northwesterly along said highway line 1475 feet, more or less, to 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 75 feet; thence run in a southwesterly direction and perpendicular to said highway line 150 feet to said highway right of way; thence run in a southeasterly direction along said highway right of way line 75 feet to point of beginning.

Situated in Shelby County, Alabama.



20141022000333220 2/3 \$27.50
Shelby Cnty Judge of Probate, AL
10/22/2014 08:40:56 AM 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: William R. Field; Mailing Address: P.O. Box 2096, Harpersville, AL 35078; Property Address: Lot Harpersville; Grantee's Name: Mark Crowe; Mailing Address: 1354 Tanyard Rd, Harpersville, AL 35078; Date of Sale: 10-15-14; Total Purchase Price: 7,500.00

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 of 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: 10-15-14; Unattested; (verified by); Print: M. K. T. Johnson; Sign: M. K. T. Johnson; (Grantor/Grantee/Owner/Agent) circle one

Barcode: 20141022000333220 3/3 \$27.50; Shelby Cnty Judge of Probate, AL; 10/22/2014 08:40:56 AM FILED/CERT