

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, AL 35216

Send tax notice to:
Cleve E. Crews
Dolores M. Crews
101 Oak Forest Way
Pelham, AL 35124

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty five thousand and 00/100 (\$125,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Clarence W. Fulgham, Trustee, and Frankie D. Fulgham Trustee for the Clarence W. Fulgham and Frankie D. Fulgham Revocable Trust (herein referred to as grantors) do grant, bargain, sell and convey unto Cleve E. Crews and wife, Dolores M. Crews (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West; thence run South 00 degrees 00 minutes 22 seconds West along the East line of said 1/4-1/4 for 338.53 feet; thence run South 89 degrees 45 minutes 24 seconds West for 207.71 feet to a found cap rebar; thence run South 01 degrees 28 minutes 07 seconds East for 209.28 feet to a found cap rebar; thence run South 89 degrees 17 minutes 35 seconds West for 369.70 feet to a found rebar on the Easterly right of way of Roy Drive; thence run South 01 degrees 23 minutes 17 seconds East for 90.00 feet to a found 1/2 inch rebar and the Point of Beginning; thence continue on the last described course for 51.42 feet to a point on said right of way and the Northerly line of Parkside Townhomes as recorded in Map Book 22, Page 133 in the Shelby County Probate Office; thence run North 76 degrees 12 minutes 33 seconds East along said Northerly line of said Parkside Townhomes for 21.59 feet to a found cap rebar; thence run South 77 degrees 53 minutes 09 seconds East along said Northerly line of said Parkside Townhomes for 142.13 feet; thence run North 01 degrees 28 minutes 16 seconds West for 68.08 feet to a corner; thence run North 87 degrees 05 minutes 37 seconds West for 158.63 feet to the Point of Beginning, and subject to a 30 foot easement for ingress and utilities.

30 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES:

Commence at the NE corner of the NW 1/4 of the NW 1/4 of Section 22, Township 20 South, Range 3 West; thence run South 00 degrees 00 minutes 22 seconds West along the East line of said 1/4-1/4 for 547.81 feet; thence run South 89 degrees 46 minutes 12 seconds West for 104.75 feet to a point in the centerline of a gravel drive; thence run South 25 degrees 06 minutes 27 seconds West along said centerline for 21.29 feet; thence run South 29 degrees 55 minutes 55 seconds West along said centerline for 84.82 feet; thence run South 35 degrees 54 minutes 00 seconds West along said centerline for 72.23 to the Point of Beginning of a 30 foot easement for ingress, egress and utilities, lying 15 feet on either side of the following described centerline; thence run South 68 degrees 54 minutes 37 seconds West along said centerline for 88.91 feet; thence run North 77 degrees 53 minutes 09 seconds West, along said centerline for 294.85 feet to a point on the Easterly right of way line of Roy Drive and the End of said easement.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 January 5, 2015.

 (SEAL)
Clarence W. Fulgham, Trustee

 (SEAL)
Frankie D. Fulgham, Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

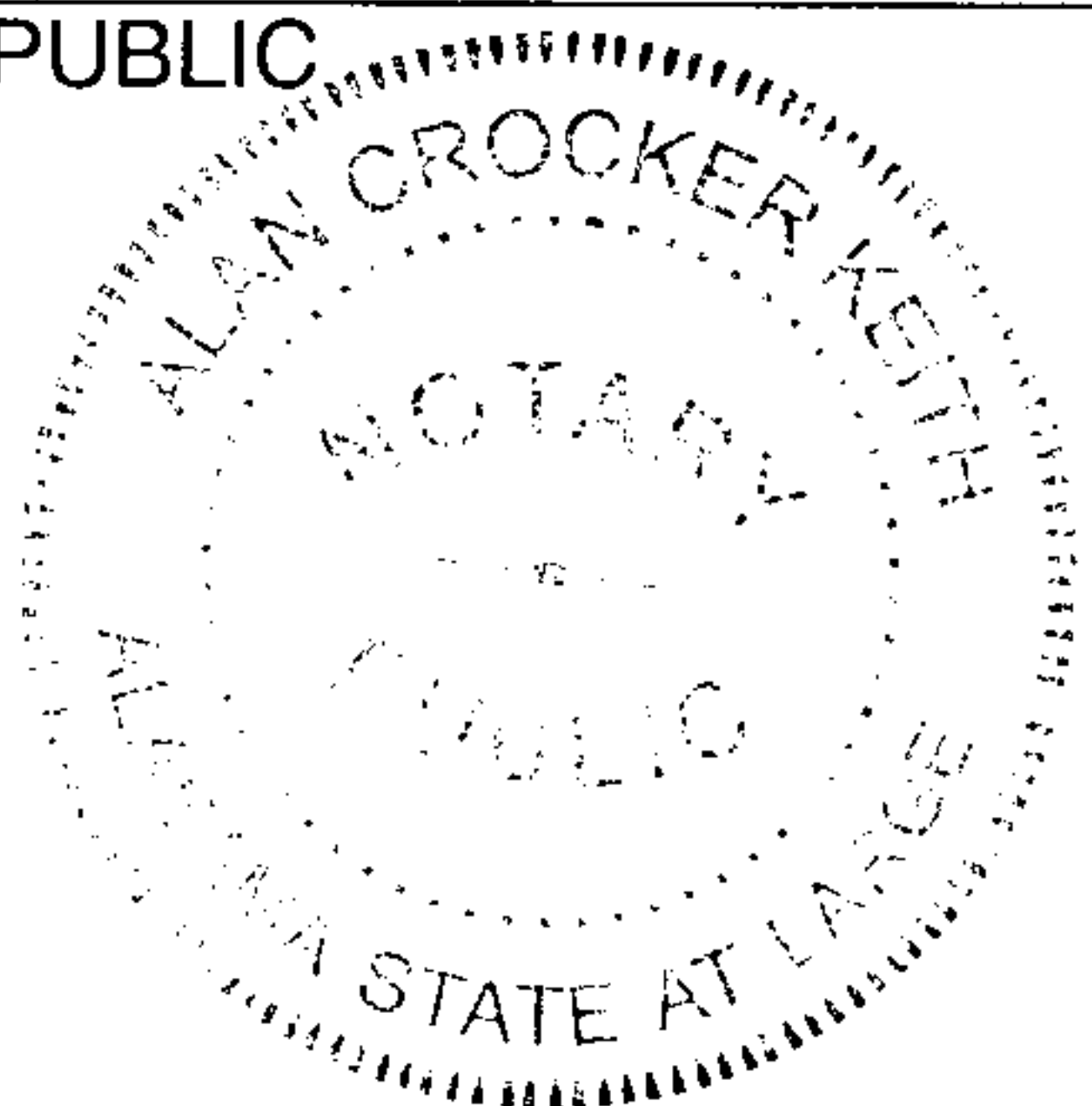
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clarence W. Fulgham, Trustee, and Frankie D. Fulgham Trustee, for the Clarence W. Fulgham and Frankie D. Fulgham Revocable Trust, whose names are signed to the foregoing conveyance, and who are known to me, 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, for and as the act of said trust.

Given under my hand and official seal on January 5, 2015.

My commission expires: 3/20/16


NOTARY PUBLIC

Shelby County, AL 01/08/2015
State of Alabama
Deed Tax: \$125.00





20150108000008480 2/2 \$143.00
Shelby Cnty Judge of Probate, AL
01/08/2015 01:00:54 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: Clarence and Frankie Fulgham, Trustee Grantee's name: Cleve E and Dolores M. Crews
Mailing address: Fulgham Lane, Helena, AL Mailing address: 101 Oak Forest Way,
Pelham, AL 35124
Property address: 103 Fulgham Lane, Helena, AL Date of Sale: ~~December 5, 2014~~ Jan 5, 2015
Total Purchase Price: \$125,000.00

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 ☐ Appraisal
☒ Sales contract Other _____
☒ Closing statement

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.

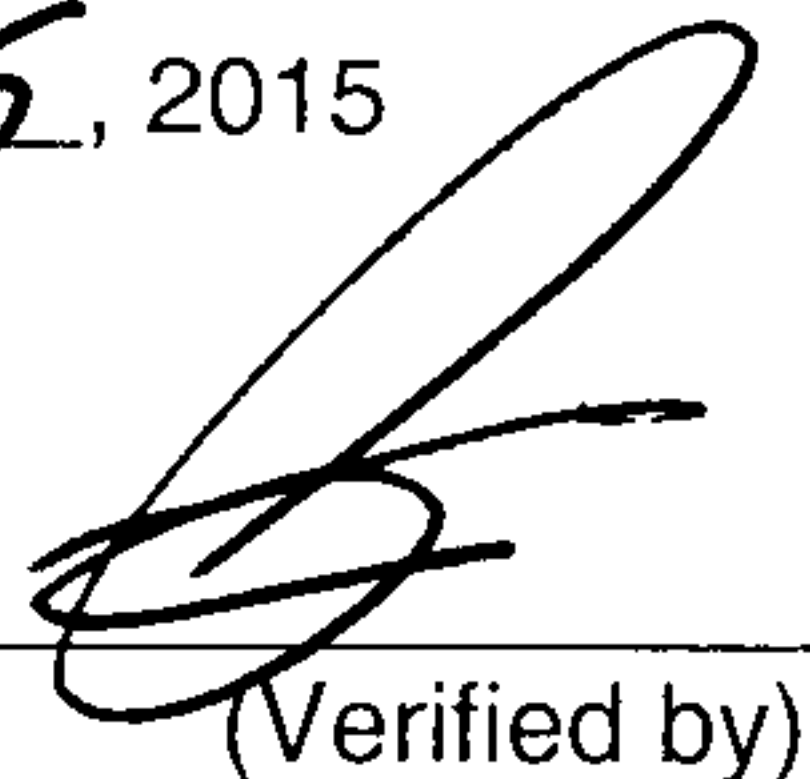
If no proof is provided and the value must be determined, the current estate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility for property tax purposes will be used and the taxpayer will be penalized pursuant to 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: January 5, 2015

Print name: Clarence W. Fulgham,
Trustee

Unattested


(Verified by)

Sign:

Clarence W. Fulgham
(Grantor)