



20150202000033370 1/6 \$49.00
Shelby Cnty Judge of Probate, AL
02/02/2015 10:42:33 AM FILED/CERT

Prepared Without Benefit of Title Search Or Survey

This instrument prepared by:

William T. Harrison, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Janet Faye Dooley
30 Nearest Lane
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **ONE THOUSAND DOLLARS (\$1,000.00)** and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Pamela Ann Crowder** and husband, **Robert Crowder** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Janet Faye Dooley** and husband **Grady Dooley, Jr.** (herein referred to as Grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

See **EXHIBIT "A"** Attached

TO HAVE AND TO HOLD to the said Grantees as joint tenants with right of survivorship.

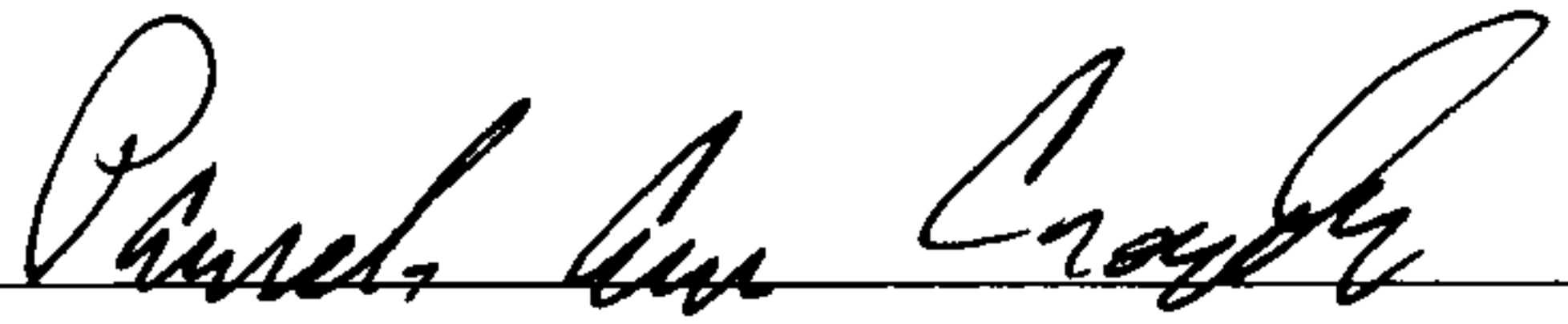
And we do for ourselves and for our heirs executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

Shelby County, AL 02/02/2015
State of Alabama
Deed Tax: \$20.00

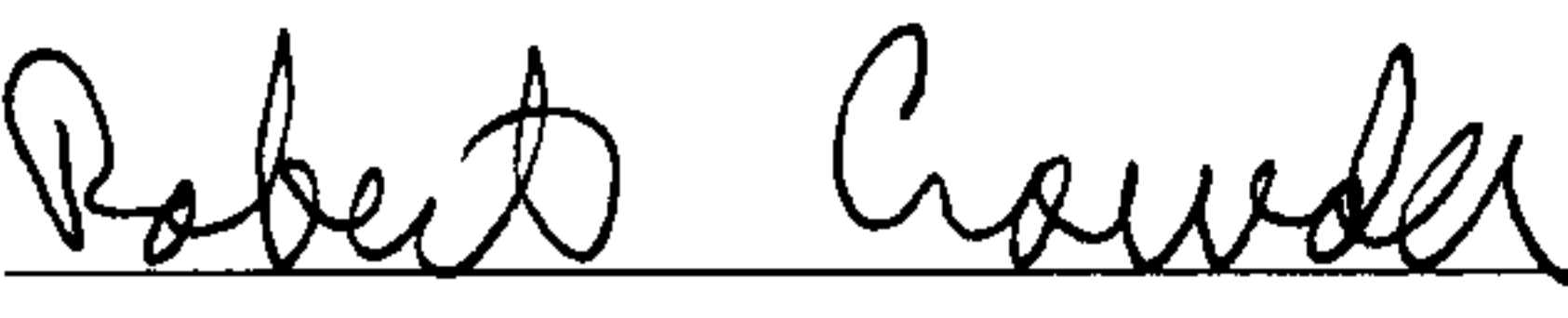


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IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th
day of January, 2015.



Pamela Ann Crowder

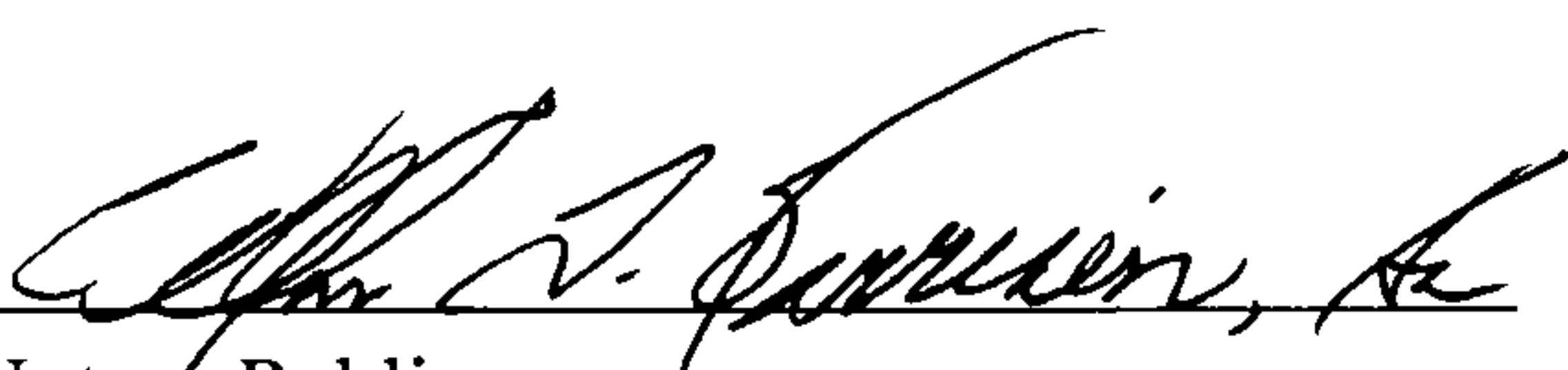


Robert Crowder

**STATE OF ALABAMA
SHELBY COUNTY**


I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Pamela Ann Crowder** whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this deed she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2015.



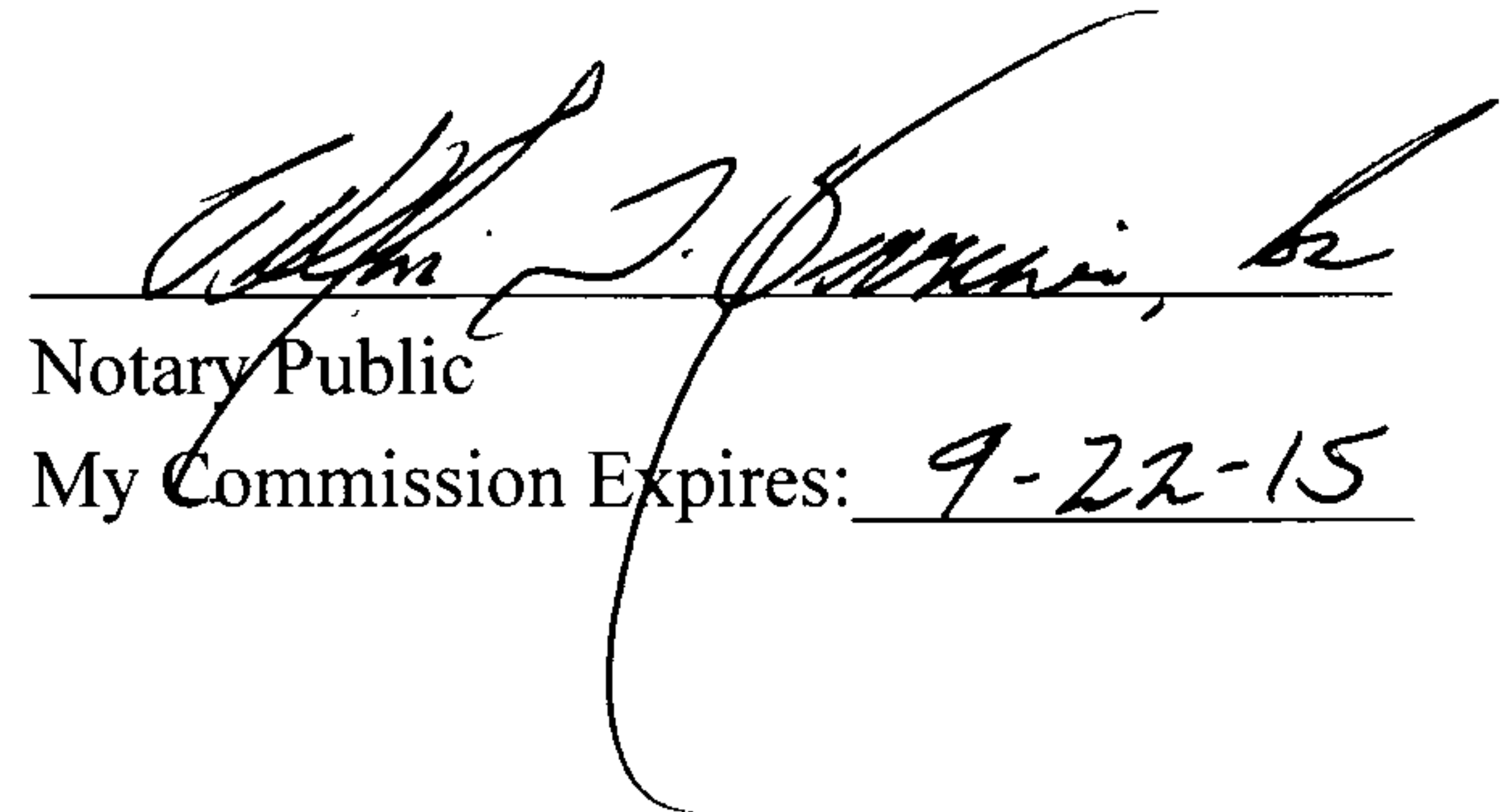
Notary Public
My Commission Expires: 9-22-15

STATE OF ALABAMA
SHELBY COUNTY


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I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Robert Crowder** whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this deed he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of January, 2015.



Notary Public
My Commission Expires: 9-22-15

: EXHIBIT "A" :


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Part of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, more particularly described as follows:

Commence at the northeast corner of the above said quarter-quarter and in a southerly direction along the east line of said quarter-quarter, run a distance of 186.72 feet; thence turn a angle of 46 degrees, 56 minutes to the right for a distance of 143.66 feet to a point on the south margin of a gravel drive leading to Mt. Era Church Cemetery and the point of beginning; thence turn a angle of 24 degrees, 45 minutes to the left for a distance of 315.00 feet; thence turn a angle of 104 degrees, 03 minutes to the right and run a distance of 112.5 feet; thence turn a angle of 75 degrees, 57 minutes to the right for a distance of 315.00 feet to a point on the south margin of the above said Cemetery Drive; thence turn a angle of 104 degrees, 03 minutes to the right for a distance of 112.50 feet to the point of beginning.

Subject to right of ingress and egress as reserved in deed to Charles and Patsy Moore.

ALSO, the following parcel described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said quarter-quarter section a distance of 186.72 feet; thence turn a angle of 46 degrees, 56 minutes to the right and run a distance of 143.66 feet to the point of beginning; thence turn a angle of 24 degrees, 45 minutes to the left and run a distance of 315.00 feet; thence turn a angle of 75 degrees, 57 minutes to the left and run a distance of 50.00 feet; thence turn a angle of 111 degrees, 21 minutes, 15 seconds to the left and run a distance of 328.10 feet; thence turn a angle of 111 degrees, 21 minutes, 15 seconds to the left and run a distance 7.00 feet to the point of beginning.

ALSO, the following parcel described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4, Section 14, Township 21 South, Range 2 West; thence run South along the East line of said quarter-quarter section a distance of 186.72 feet; thence turn a angle of 46 degrees, 56 minutes right and run a distance of 143.66 feet; thence turn a angle of 79 degrees, 18 minutes to the right and run a distance of 112.50 feet to the point of beginning; thence continue in the same direction a distance of 60.00 feet; thence turn an

angle of 108 deg. 22 min. 11 sec. to the left and run a distance of 321.98 feet; thence turn an angle of 71 deg. 37 min. 49 sec. to the left and run a distance of 35.00 feet; thence turn an angle of 104 deg. 03 min. to the left and run a distance of 315.00 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4, Section 14, Township 21 South Range 2 West, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated April 10, 1979.
Subject to easements and rights of way of record.

LESS and EXCEPT the following parcel:

Commence at the northeast corner of the southeast quarter of the northwest quarter of Section 14, Township 21 south, Range 2 west, Shelby County, Alabama and run thence southerly along the east line of said quarter-quarter section a distance of 186.72' to a point; Thence turn a deflection angle of 46 degrees 15 minutes to the right and run a distance of 143.66' to a point; Thence turn a deflection angle of 79 degrees 18 minutes to the right and run N 53 46' 00" W a distance of 172.50' to a point; Thence run S 17 49' 38" W a distance of 222.08' to a set rebar corner and the point of beginning of the property Parcel - 2, being described; Thence run S 17 49' 38" W a distance of 100.16' to a set rebar corner; Thence run S 53 49' 39" E a distance of 197.50' to a set rebar corner; Thence run N 14 49' 56" a distance of 111.97' to a rebar corner; Thence run N 58 38' 02" W a distance of 188.50' to the point of beginning, containing 0.44 of an acre, more or less. Property is subject to any and all agreements, rights of way, easements, restrictions and / or limitations of probated record and / or applicable law.

Real Estate Sales Validation Form

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

Grantor's Name PAMELA Ann Crowder
Mailing Address + husband Robert Crowder
405 Red Bay Cove
Maylene, Alabama 35114

Grantee's Name Janet Faye Dooley + husband
Mailing Address Grady Dooley, Jr.
301 Nearest Lane
Columbiana, Alabama
35051

Property Address Part of the NE 1/4 of the
SE 1/4 of the NW 1/4 of
14-218-2W

Date of Sale 1-30-15
Total Purchase Price \$ 20,000

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 Value of Grantors 1/3 interest in
the real estate sold to Grantees.

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 1-30-15

Print ☒ Janet Dooley

Sign ☒ Janet Dooley
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1