

# WARRANTY DEED

State of Alabama  
Shelby County

Send Tax Notice to: Hayley Crooks  
103 Lakeside Circle, Pelham, Alabama 35124

Know all men by these presents:

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Floyd D. Crooks, a married man and Jenny C. Crooks, an unmarried woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Hayley Crooks (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:


Lot 133 A, according to the Resurvey of Lots 133, 134 and 135, Holland Lakes, Sector 1, as recorded in Map Book 35, Page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


Subject to Easements, Restrictions, Covenants and Rights Of Way of Record.  
Mineral and mining rights are hereby excepted.  
This is not the homestead of the Grantor, Floyd D. Crooks nor his wife.

\$131,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 13<sup>th</sup> day of February, 20 15.

  
Floyd D. Crooks

  
Jenny C. Crooks

STATE OF ALABAMA

COUNTY Shelby


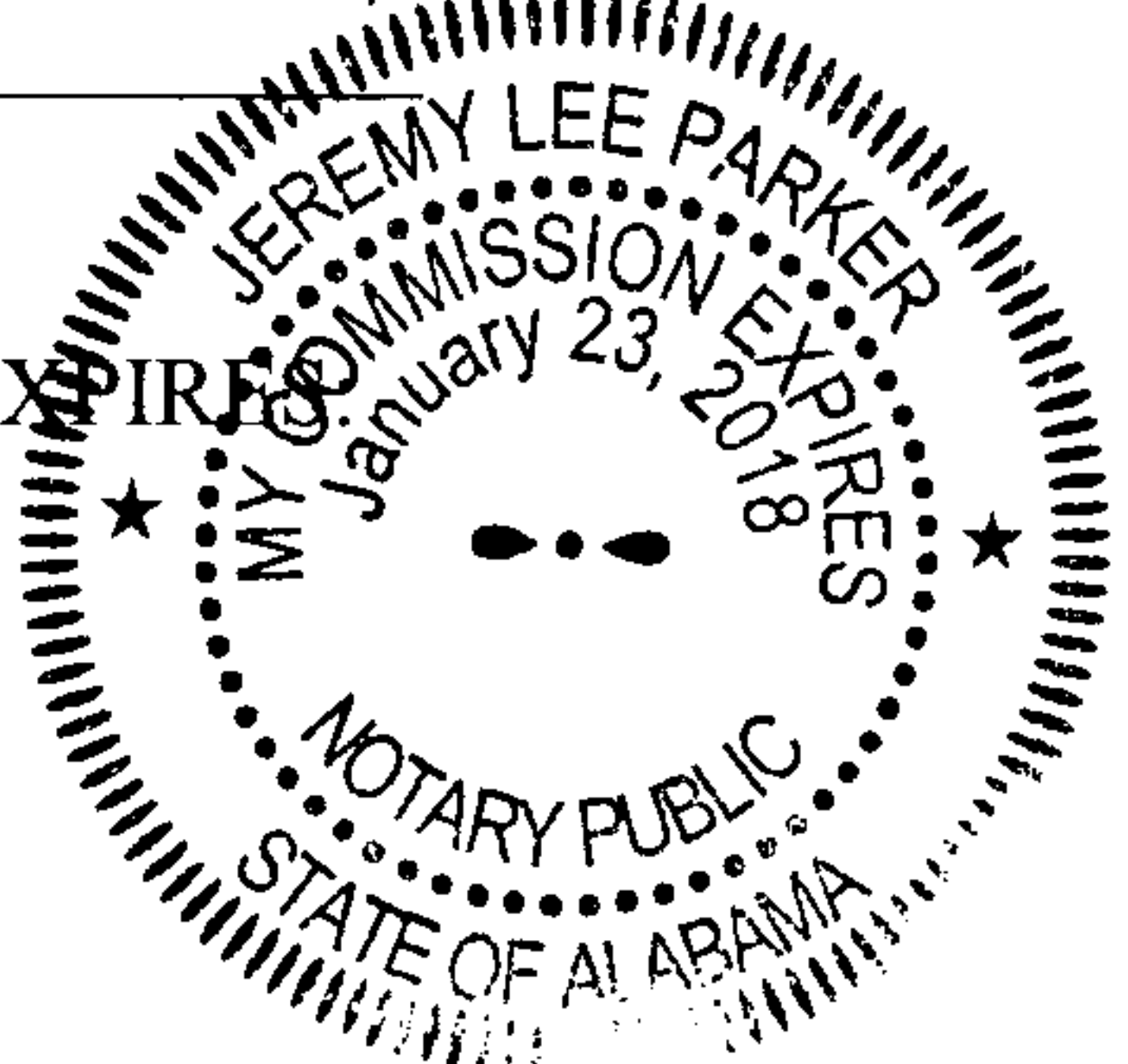
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Floyd D. Crooks, a married man and Jenny C. Crooks, an unmarried woman 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of February, 20 15.

Shelby County: AL 02/20/2015  
State of Alabama  
Deed Tax: \$69.00

Prepared by: Parker Law Firm, LLC  
1560 Montgomery Hwy Suite 205  
Birmingham, AL 35216

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  


Real Estate Sales Validation Form

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

Grantor's Name Floyd D. Crooks and\*
Mailing Address 3406 Hwy 31 South
Pelham, AL 35124
\*Jenny C. Crooks

Grantee's Name Hayley Crooks
Mailing Address 103 Lakeside Circle
Pelham, AL 35124

Property Address 103 Lakeside Circle
Pelham, AL 35124

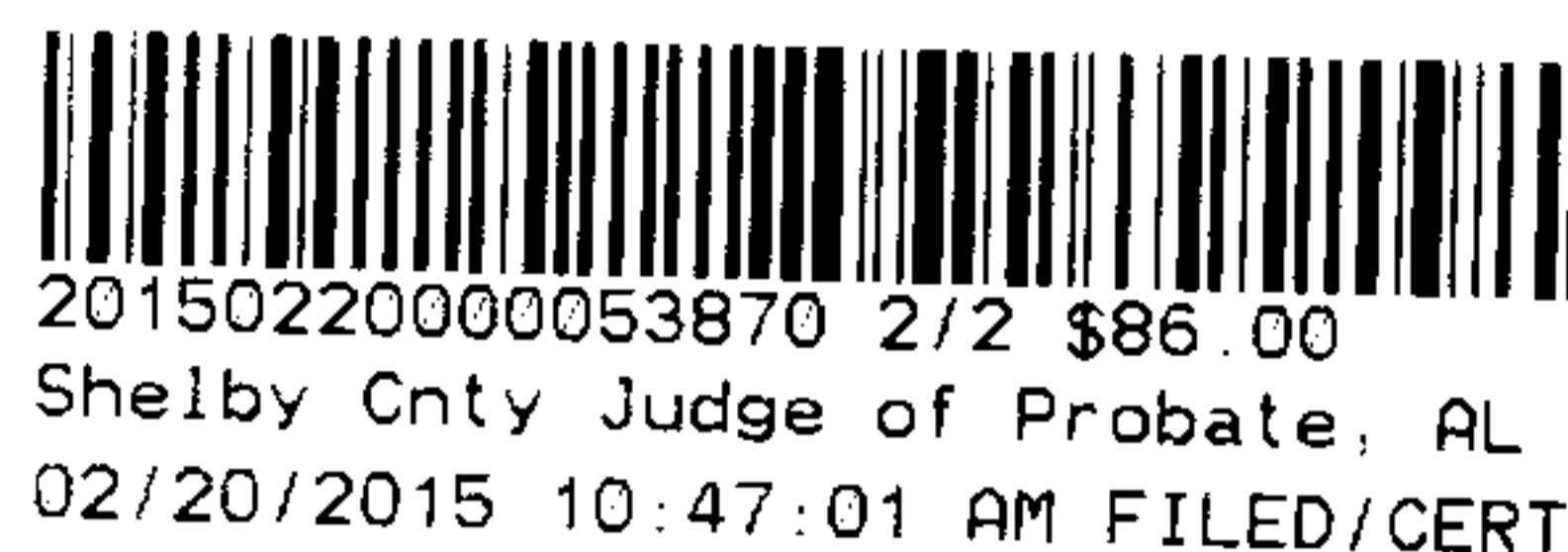
Date of Sale February 13, 2015
Total Purchase Price \$ 200,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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
[X] 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 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: February 13, 2015

Sign: Floyd D Crooks

Print Name: Floyd D. Crooks

(verified by)

(Grantor/Grantee/Owner/Agent) circle one