

This instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Scott Crafton  
Sheila Crafton  
1218 Inverness Cove Way  
Hoover, AL 35242

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Ninety Nine Thousand Five Hundred Dollars and No Cents (\$199,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Michael C. Williams and Lisa C. Williams, husband and wife, whose mailing address is 731 Oak Drive, Trussville, AL 35173** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Scott Crafton and Sheila Crafton, husband and wife, whose mailing address is 1218 Inverness Cove Way, Hoover, AL 35242** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1218 Inverness Cove Way, Hoover, AL 35242**; to wit;

LOT 73A ACCORDING TO THE FINAL PLAT OF THE RESIDENTIAL SUBDIVISION INVERNESS COVE PHASE 2 RESURVEY #1 AS RECORDED IN MAP BOOK 36 PAGE 110 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 36, Page 110 A & B.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

10' easement rear as shown on recorded Map Book 36, Page 110 A & B.

Drainage building line front as shown on recorded Map Book 36, Page 110 A & B.

Easement to Alabama Power Company as recorded in Real 365, Page 785; Real 7365, Page 819 and Instrument 1994/34517.

Easement to City of Hoover as recorded in Real 365, Page 871 and Instrument 1998/2449.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument 20050113000020870 and Instrument 2005100600021560 in the Probate Office of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Volume 306, Page 10; Real 84, Page 298; Real 127, Page 54 and Real 3318, Page 27.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 9<sup>th</sup> day of March, 2015.

[Signature]  
Michael C. Williams

[Signature]  
Lisa C. Williams

State of Alabama

} General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Michael C. Williams and Lisa C. Williams, husband and wife 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.

Given under my hand and official seal, this the 9<sup>th</sup> day of MARCH, 2015.

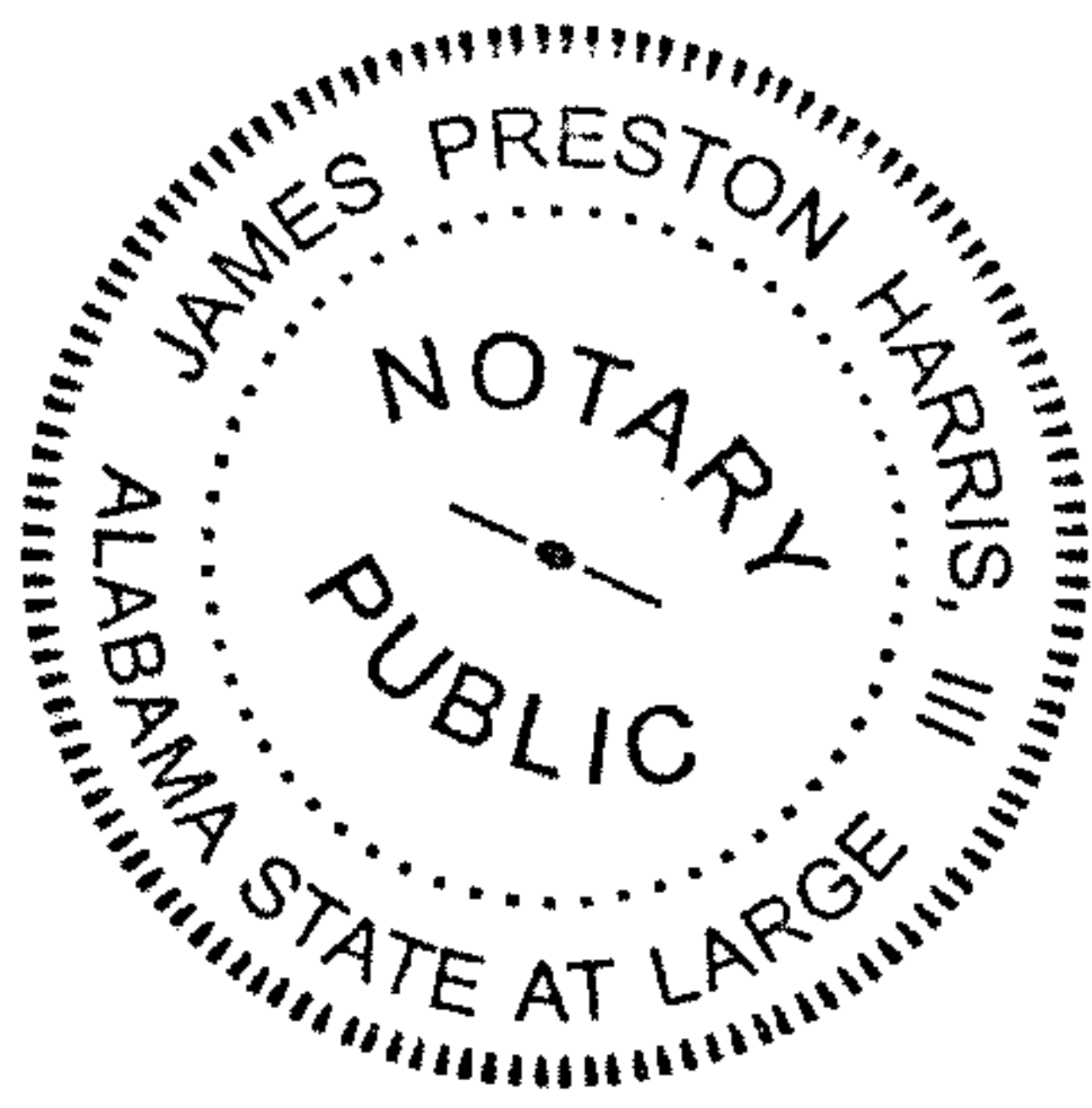
[Signature]

Notary Public, State of Alabama

the undersigned authority

Printed Name of Notary

My Commission Expires: 3/21/2019



**Real Estate Sales Validation Form**

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

Grantor's Name	Michael C. Williams Lisa C. Williams	Grantee's Name	Scott Crafton Sheila Crafton
Mailing Address	<u>731 Oak Drive 5035 Kittredge Rd.</u> <u>Trussville, AL 35173 Mint Hill, NC 28227</u>	Mailing Address	<u>1218 Inverness Cove Way</u> <u>Hoover, AL 35242</u>
Property Address	<u>1218 Inverness Cove Way</u> <u>Hoover, AL 35242</u>	Date of Sale	<u>March 10, 2015</u>
		Total Purchase Price	<u>\$199,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

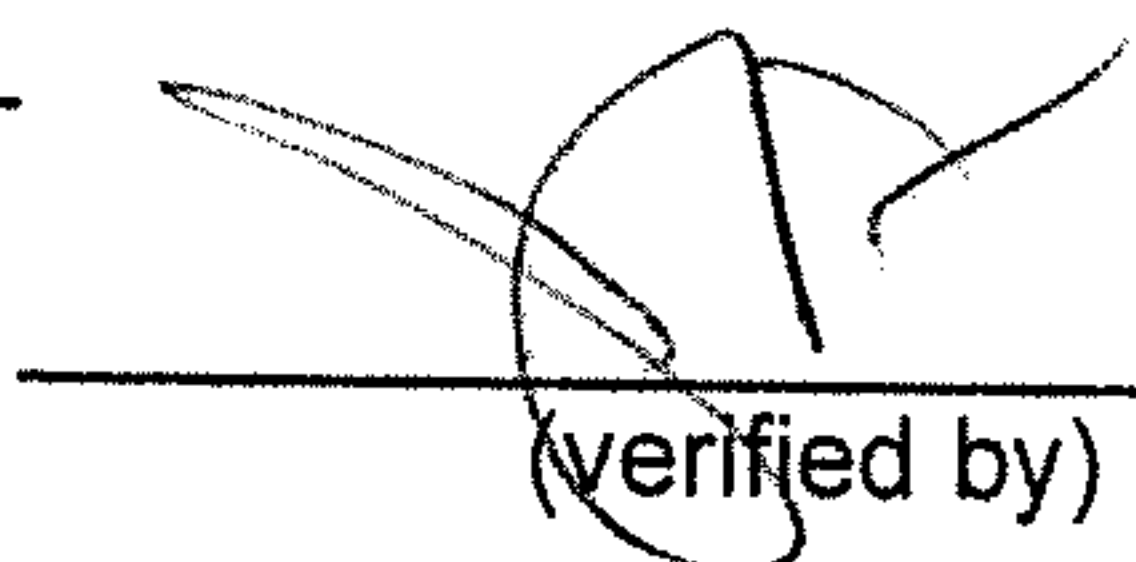
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 March 07, 2015

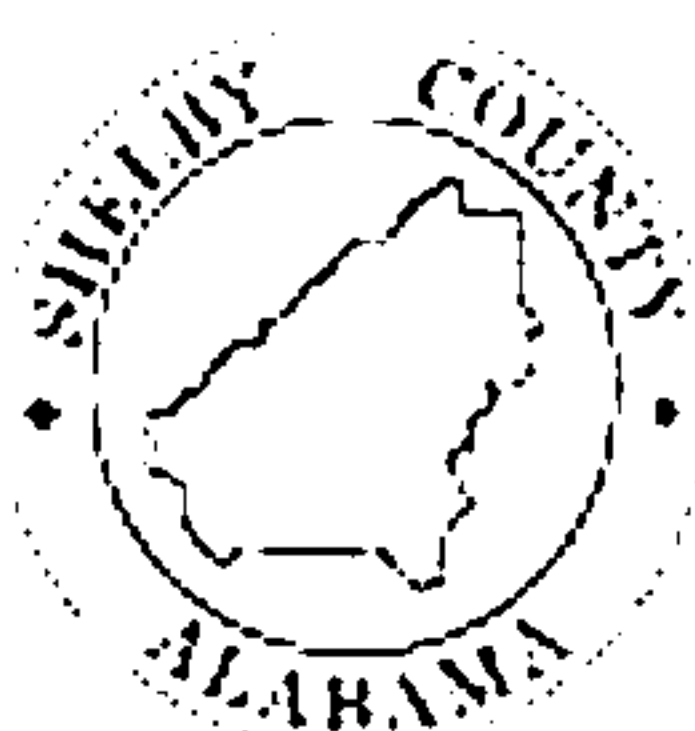
Unattested

  
(verified by)

Print Michael C. Williams

Sign   
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/10/2015 01:58:13 PM  
\$219.50 CHERRY  
20150310000074090

