

This instrument was prepared by
Richard B. McClelland, Esq.
104 E. College Street
Columbiana, AL 35051

SEND TAX NOTICE TO:
Eric McLain
123 Hickory Drive
Childersburg, Alabama 35044

WARRANTY DEED
TENANCY IN COMMON

STATE OF ALABAMA

COUNTY OF SHELBY


20151023000370560 1/2 \$42.00
Shelby Cnty Judge of Probate, AL
10/23/2015 01:38:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty-Five Thousand and No/100 Dollars (\$25,000.00)** To the undersigned **TERRY CRUMPTON** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, I **TERRY CRUMPTON**, a **single man**, (herein referred to as Grantor), do hereby grant, bargain, sell and convey a fifty percent, (50%) interest, unto **Eric David McLain**, a married man, and a fifty percent (50%) interest, unto **William Clay Smith**, a married man, (herein referred to as grantees as tenants in common without right of survivorship), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST, AND RUN ALONG SAID SECTION LINE NORTH 89 DEGREES 30 MINUTES EAST 660 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES WEST 660 FEET; THENCE NORTH 89 DEGREES 20 MINUTES EAST 313.20 FEET, MORE OR LESS , TO THE WESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE TURN TO THE RIGHT FORMING AN ANGLE OF 147 DEGREES 03 MINUTES TO THE RIGHT AND RUN IN A SOUTHEASTERLY DIRECTION 66 FEET ACROSS SAID RIGHT OF WAY OF SAID HIGHWAY TO THE NORTHMOST CORNER OF BASIL SMITH LOT; THENCE CONTINUE IN THE SAME DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID SMITH LOT 216.14 FEET TO THE EASTMOST CORNER OF B. D. BEAVERS LOT TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION A DISTANCE OF 275 FEET TO A POINT 20 FEET SOUTH OF THE CENTER OF THE PRESENT PAVED SPEARMAN STREET; THENCE TURN AN ANGLE OF 87 DEGREES 44 MINUTES TO THE RIGHT AND RUN IN AN EASTERLY DIRECTION ALONG A LINE 20.0 FEET SOUTH OF THE CENTER OF THE SAID PRESENT PAVED SPEARMAN STREET A DISTANCE OF 130.15 FEET TO A POINT; THENCE AN ANGLE OF 92 DEGREES 16 MINUTES TO THE RIGHT AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 280.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES TO THE RIGHT AND RUN IN A WESTERLY DIRECTION A DISTANCE OF 130.0 FEET TO THE POINT OF BEGINNING.

Subject to: (1) Taxes for the year 2015 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as tenants in common without right of survivorship, their heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, **GRANTOR** have hereunto set my hand and seal, this the 23rd day of October, 2015.

Shelby County, AL 10/23/2015
State of Alabama
Deed Tax: \$25.00

 (Seal)
TERRY CRUMPTON, GRANTOR

STATE OF ALABAMA

COUNTY OF SHELBY

General Acknowledgement

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

Given under my hand and official seal this 23rd day of October, 2015.

(SEAL)


Notary Public.
My Commission Expires: 10-16-18

Real Estate Sales Validation Form

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

Grantor's Name Terry Crumpton
Mailing Address 3105B Hwy 25
Wilsonville, AL 35186

Grantee's Name Eric McLain
Mailing Address 123 Hickory Drive
Chickasaw, AL 35044

Property Address _____

Date of Sale 10-23-15
Total Purchase Price \$ 25,000.00
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
☐ Closing Statement

☐ Appraisal
☐ Other


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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 10-23-15

Print Richard McClelland

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1