

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

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand and No/100 Dollars (\$120,000.00)** 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 9, 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 30 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 216.14 FEET TO THE EASTMOST CORNER OF SAID SMITH LOT; THENCE TURN 90 DEGREES ANGLE TO THE LEFT AND RUN 257 FEET TO THE EASTMOST CORNER OF B.D. BEAVERS LOT TO THE POINT OF BEGINNING OF THE LAND HEREIN CONVEYED; THENCE CONTINUE IN THE SALE DIRECTION TO THE SOUTHWESTERLY LINE OF SPEARMAN STREET; THENCE RUN ALONG SAID IN A NORTHWESTERLY DIRECTION TO THE SOUTHEASTERLY LINE OF ALABAMA HIGHWAY 25; THENCE ALONG SAME IN A SOUTHWESTERLY DIRECTION 288 FEET, MORE OR LESS, TO THE NORTHMOST CORNER OF SAID BEAVERS LOT; THENCE RUN SOUTHEASTERLY ALONG THE LINE OF SAID BEAVER LOT 216.14 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 23<sup>rd</sup> day of October, 2015.

 (Seal)  
TERRY CRUMPTON, GRANTOR

Shelby County, AL 10/23/2015  
State of Alabama  
Deed Tax: \$120.00

STATE OF ALABAMA

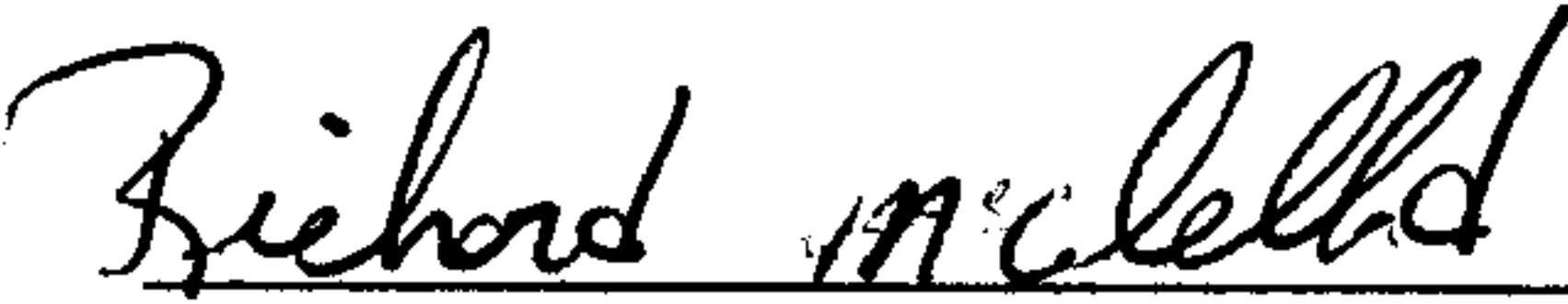
COUNTY OF SHELBY

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 23<sup>rd</sup> 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 Clumpton  
Mailing Address 31056 Hwy 25  
Wilsonville, AL 35186

Grantee's Name ERIK McLain  
Mailing Address 123 Hickory Drive  
Childersburg, AL 35044


Property Address 31056 Hwy 25  
Wilsonville, AL 35186

Date of Sale 10-23-2015  
Total Purchase Price \$ \$120,000  
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

  
20151023000370570 2/2 \$137.00  
Shelby Cnty Judge of Probate, AL  
10/23/2015 01:38:42 PM FILED/CERT

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 B. McClelland

☐ Unattested

Sign Richard B. McClelland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1