

This instrument was prepared by:

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P O Box 119
Montevallo AL 35115
(205)665-5076

Send Tax Notice to: David Comer
200 West Willow Circle
Calera AL 35040

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That, in consideration of **FIFTY FOUR THOUSAND NINE HUNDRED DOLLARS AND 00/100**, to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I (we),

RUSSELL EUGENE CROWE, a married man

(herein referred to as Grantor, whether one or more), hereby grant, bargain, sell and convey unto


DAVID COMER

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in **SHELBY** County, Alabama, to-wit:

Lot 15, according to the Survey of Shelby Springs Farms, Lakeland Sector 2, as recorded in Map Book 24, Page 144 A,B, and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- **Taxes for the year 2016 and subsequent years.**
- **All leases, grants, exceptions of reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.**
- **Permits to Alabama Power Company as recorded in Deed Book 154, Page 124; Deed Book 177, Page 501 and Deed Book 238, Page 82, in Probate Office.**
- **Right of way to Shelby County recorded in Deed Book 233, Page 801, in Probate Office.**
- **Restrictions as recorded in Inst. No. 1999-4858 and Inst. No. 1998-50314, as amended by Instrument #20120417000131600; and Instrument #20150121000021390, in Probate Office.**
- **Easement to Alabama Power Company as recorded in Inst. No. 1999-22198, in Probate Office.**
- **Easement to Alabama Power Company recorded in Inst. No. 20140425000122900, in Probate Office.**
- **PURCHASE MONEY FIRST MORTGAGE IN THE FULL AMOUNT OF THE PURCHASE PRICE.**

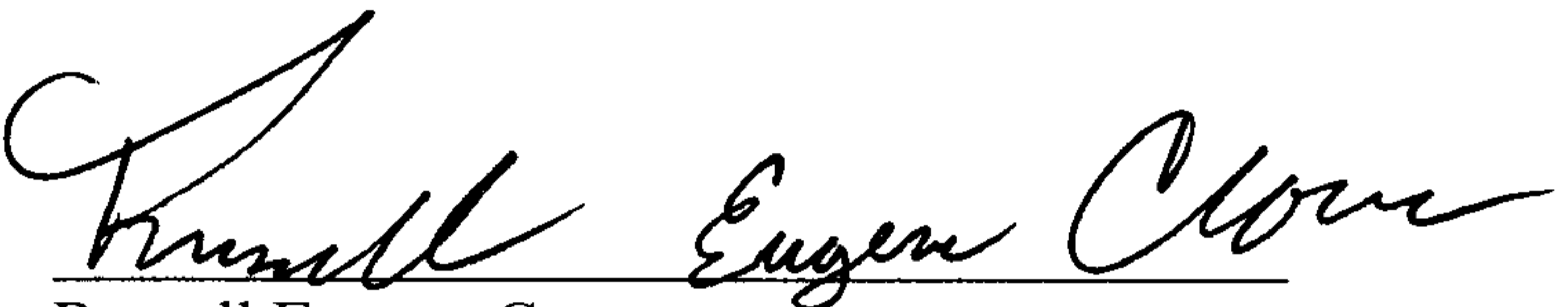

20151028000375920 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
10/28/2015 10:46:37 AM FILED/CERT

THE REAL ESTATE HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

TO HAVE AND TO HOLD to the said GRANTEE and to the heirs and assigns of Grantee forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee and Grantee's 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 Grantee and Grantee's heirs and assigns forever, against the lawful claims of all persons.

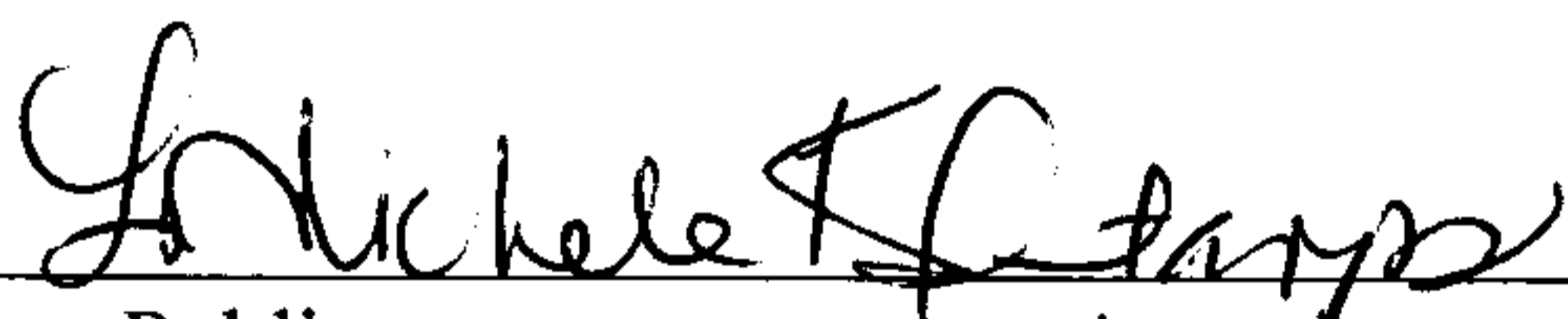
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 26th day of October, 2015.



Russell Eugene Crowe

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Russell Eugene Crowe**, whose name is 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 executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 26th day of October, 2015.


Notary Public
My Commission Expires: 5/18/19


20151028000375920 2/3 \$21.00
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Real Estate Sales Validation Form

Form RT-1

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

Grantor's Name David Comer
28 Dogwood Drive
Mailing Address Calera AL 35040

Grantee's Name Russell Eugene Crowe
28 Dogwood Drive
Mailing Address Calera AL 35040

Property Address Lot 15, Mountain Forest Trail
Calera AL 35040

Date of Sale _____
Total Purchase Price \$54,900.00
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
 Conveyed
 Settlement 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).

Sign Russell Eugene Crowe
Russell Eugene Crowe



20151028000375920 3/3 \$21.00
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