

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Mark and Tami Crowe
1354 Tanyard Road
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTEEN THOUSAND FIVE HUNDRED FIFTEEN DOLLARS AND NO/00 (\$18,515.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mark Crowe, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Mark Crowe and Tami Crowe (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" Legal Description


SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

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 the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of February, 2016.



Mark Crowe

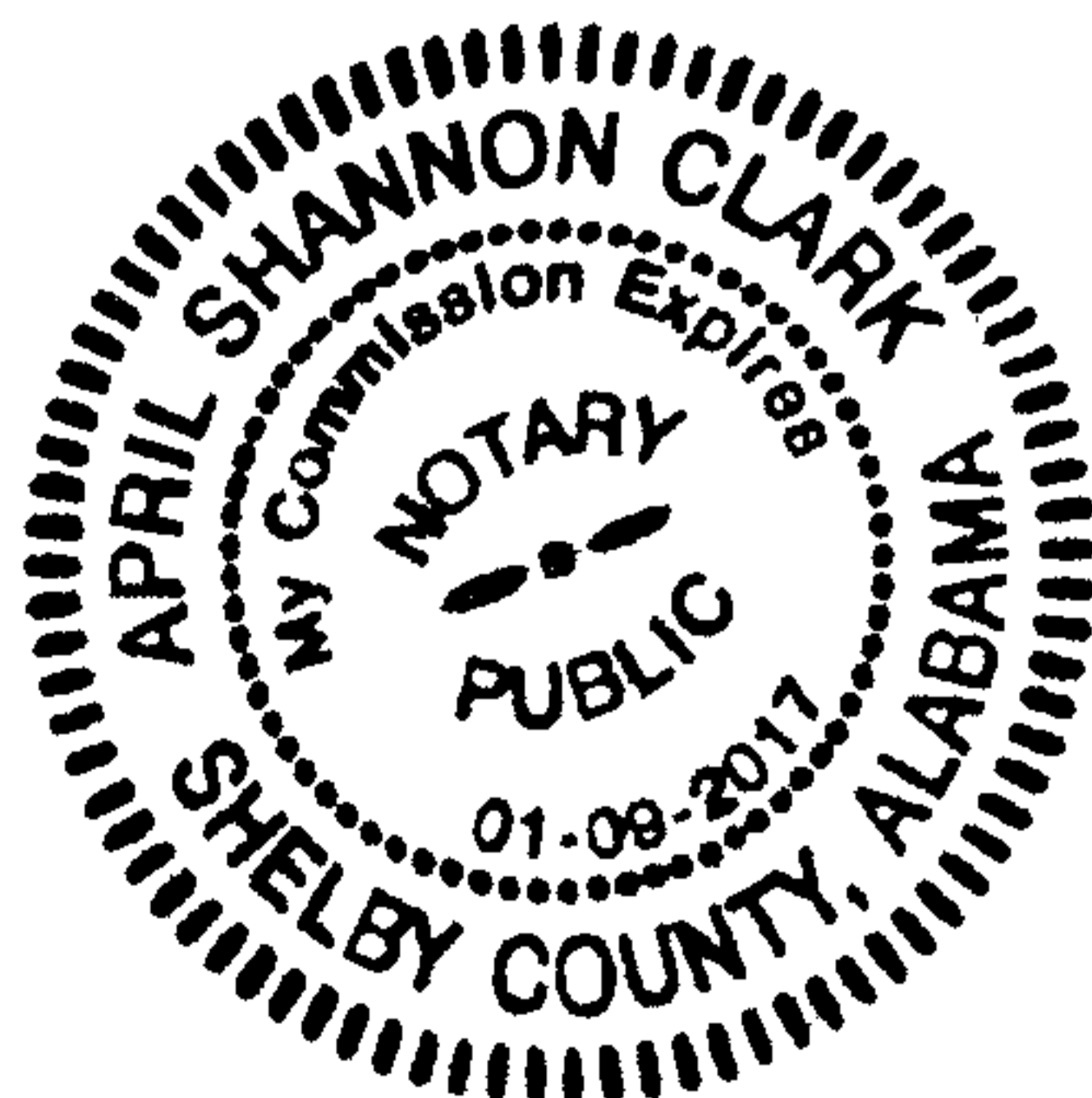

Tami Crowe


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Mark Crowe and Tami Crowe**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2016.


Notary Public
My Commission Expires: 1-9-2017





20160203000034800 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
02/03/2016 11:21:57 AM FILED/CERT

Shelby County, AL 02/03/2016
State of Alabama
Deed Tax: \$19.00

EXHIBIT A

Begin at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route (U.S. Highway No. 91) and run Northwesterly along said Highway 1550 feet, more or less, for point of beginning of the lot herein conveyed; thence run in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence run in a Northwesterly direction and parallel with said Highway line 150 feet; thence run in a Southwesterly direction and perpendicular to said Highway line 150 feet to said Highway line; thence run in a Southeasterly direction along said Highway line 150 feet to point of beginning. All being in the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.

ALSO, Begin at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, and run West along said Section line 226 feet, more or less, to the East line of the Florida Short Route sometimes known as U.S. Highway Number 91 and run Northwesterly along said Highway 1700 feet, more or less, to the beginning point; thence run in a Northeasterly direction and perpendicular to said Highway line 150 feet; thence run in a Northwesterly direction and parallel with said Highway line 50 feet; thence run in a Southwesterly direction and perpendicular to said Highway line 150 feet to said Highway line; thence run in a Southeasterly direction along said Highway line 50 feet to point of beginning. All being in the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.


20160203000034800 2/3 \$39.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name <u>Mark Crowe</u>	Grantee's Name <u>Mark Crowe</u>
Mailing Address <u>1354 Tanyard Rd.</u>	Mailing Address <u>Tami Crowe</u>
<u>Harpersville, AL 35078</u>	<u>1354 Tanyard Rd.</u>
	<u>Harpersville, AL 35078</u>
Property Address <u>1354 Tanyard Rd.</u>	Date of Sale <u>2/1/16</u>
<u>Harpersville, AL</u>	Total Purchase Price \$ _____
	Or
	Actual Value \$ _____
	Or
	Assessors Market Value \$ <u>18,515.00</u>

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 checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>1/2 tax value</u>

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2/1/16

Print Mark Crowe

Unattested AC
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20160203000034800 3/3 \$39.00
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