

This Instrument was prepared by:  
Bart Crawford  
2101 First Avenue North  
Birmingham, AL 35203

**SEND TAX NOTICE TO:**  
Thomas W. Crawford  
2305 Chester Road  
Birmingham, AL 35223

**STATE OF ALABAMA  
SHELBY COUNTY**

**WARRANTY DEED**  
**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Know all men by these presents, that in consideration of TEN DOLLARS and other valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said **Deerwood Investments LLC** an Alabama limited liability company (herein referred to as GRANTOR) do grant, bargain, sell and convey unto **Thomas W. Crawford, Sylvia Crawford and Amy Crawford** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 7, according the Map of Deerwood Lake, as recorded  
Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.


Subject to all easements, restrictions, covenants and rights of way of record and subject to ad valorem taxes.

The property conveyed does not constitute the homestead of the grantor nor grantor's spouse.

This deed was prepared without the benefit of a title search.

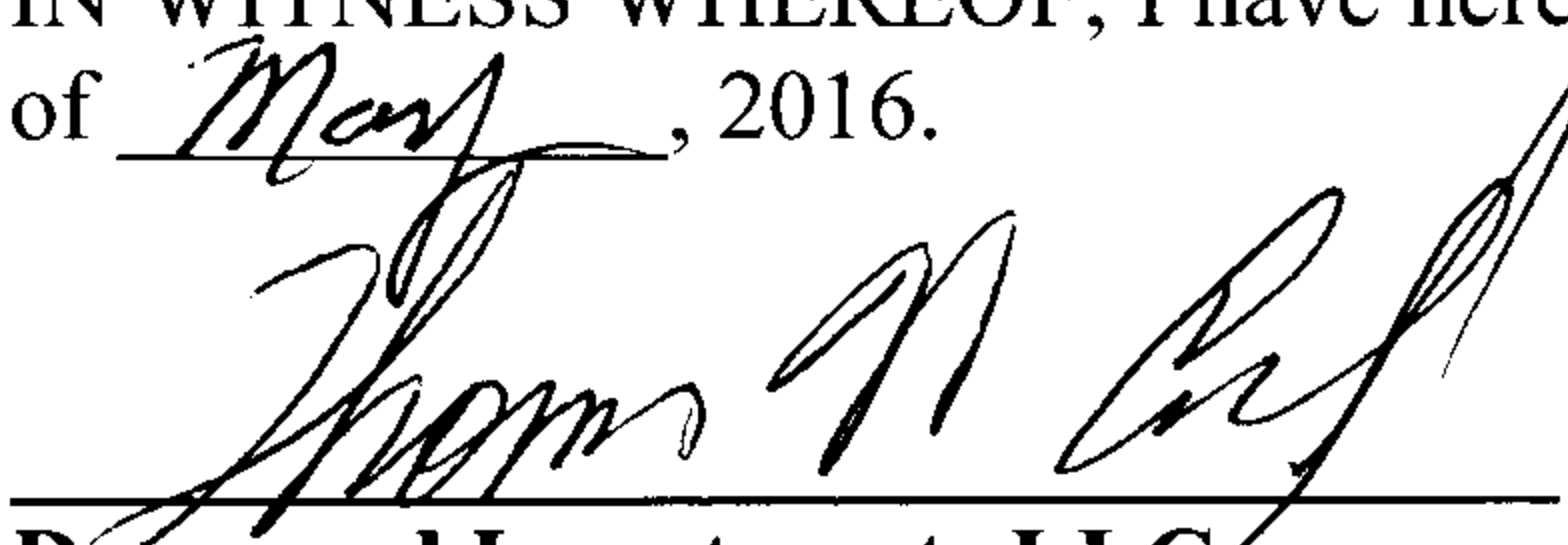
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein: in 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 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 person.

  
20160504000147910 1/3 \$230.00  
Shelby Cnty Judge of Probate, AL  
05/04/2016 08:29:27 AM FILED/CERT

Shelby County, AL 05/04/2016  
State of Alabama  
Deed Tax: \$210.00

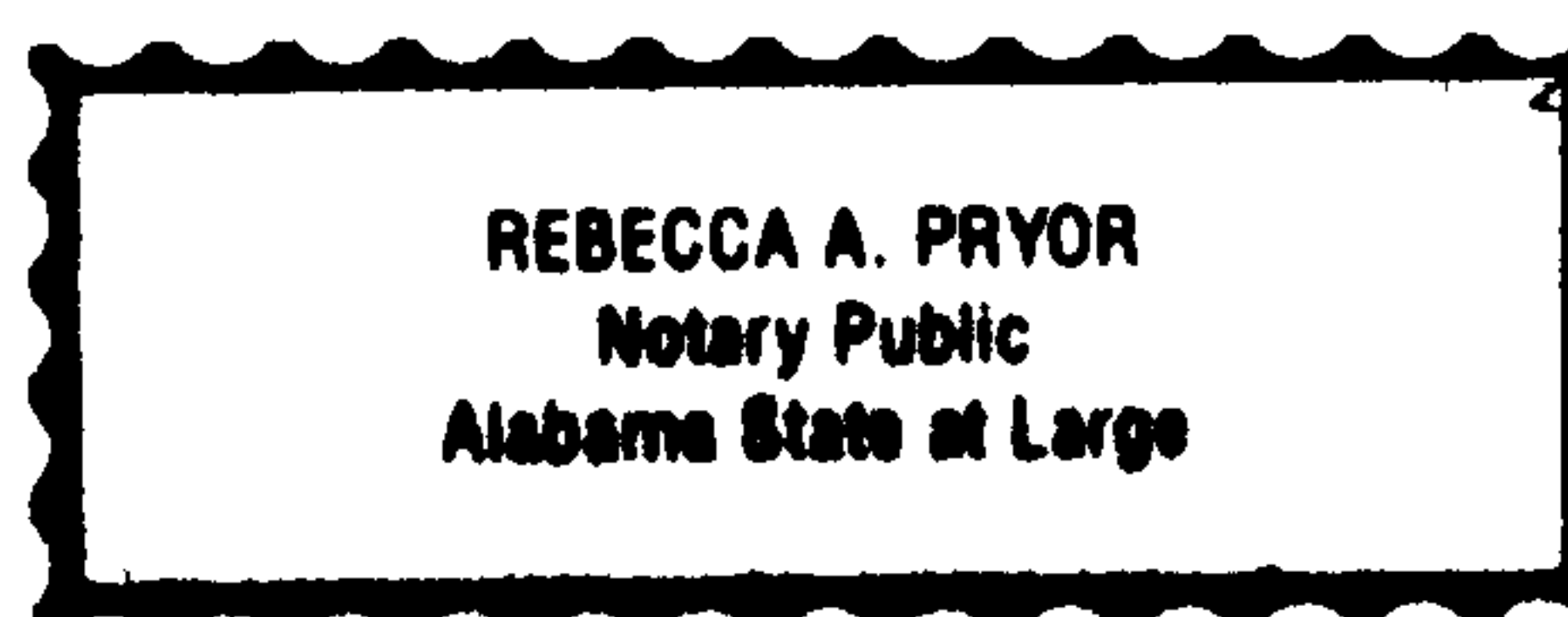
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 3 day  
of May, 2016.

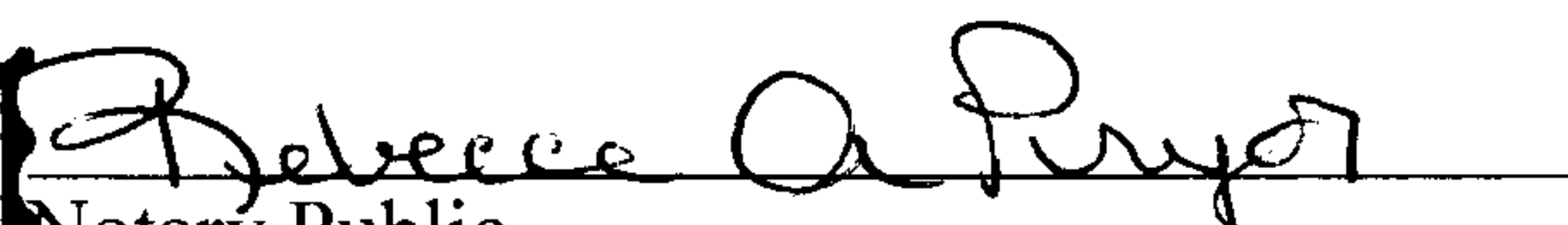
  
**Deerwood Investments LLC**  
by: **Thomas W/ Crawford**  
its **Sole Member and Manager**


**STATE OF ALABAMA**                     )  
**COUNTY OF JEFFERSON**            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas W. Crawford, whose name as the Sole Member and Manager of Deerwood Investments LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 3<sup>rd</sup> day of May, 2016.



  
Notary Public  
My Commission Expires: 2/2/20  
My Commission Expires: 2/2/20

  
20160504000147910 2/3 \$230.00  
Shelby Cnty Judge of Probate, AL  
05/04/2016 08:29:27 AM FILED/CERT



# Real Estate Sales Validation Form

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

Grantor's Name Deerwood Investment, LLC  
Mailing Address 2305 Chester Road  
Birmingham, AL 35223

Grantee's Name Thomas W. Crawford and  
Mailing Address Sylvia Crawford  
2305 Chester Road  
Birmingham, AL 35223

Property Address 113 Deerwood Lake Drive  
Harpersville, AL 35078

Date of Sale \_\_\_\_\_  
Total Purchase Price \$  
or  
Actual Value \$210,000  
or  
Assessor's Market Value \$



20160504000147910 3/3 \$230.00  
Shelby Cnty Judge of Probate, AL  
05/04/2016 08:29:27 AM FILED/CERT

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 ☐ Appraisal  
☐ Sales Contract ☒ Other \_\_\_\_\_  
☐ 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 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 \_\_\_\_\_, 2013

☐ Unattested \_\_\_\_\_  
(verified by)

Print: Thomas W. Crawford

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