

This Instrument was Prepared by:

Send Tax Notice To: Al Chatham  
Michelle Chatham

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-16-23230

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Edmond Jamal McCrimon**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Al Chatham and Michelle Chatham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantor herein or his spouse.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of September, 2016.

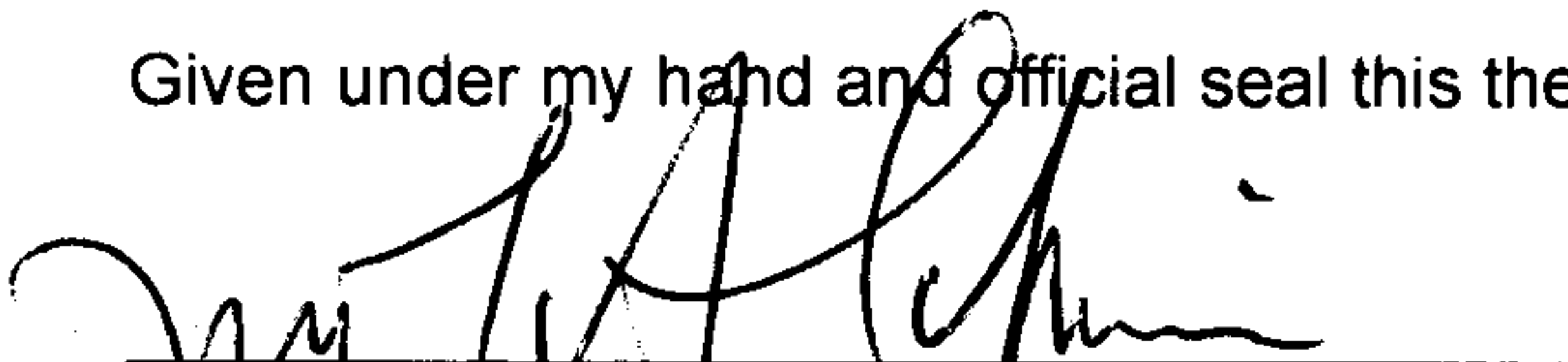
  
Edmond Jamal McCrimon

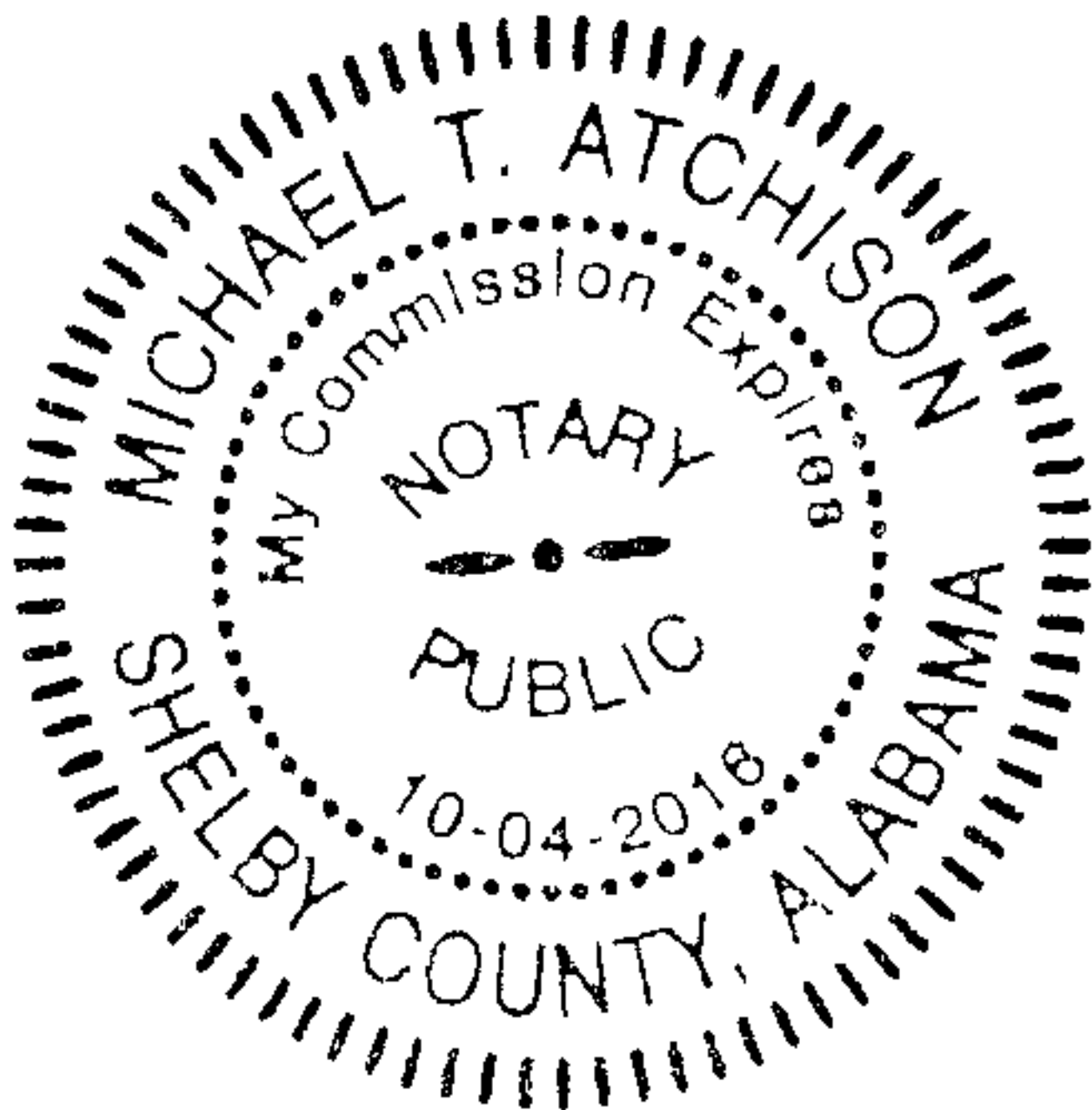
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Edmond Jamal McCrimon, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of September, 2016.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



  
20160914000335490 1/3 \$186.00  
Shelby Cnty Judge of Probate, AL  
09/14/2016 02:04:23 PM FILED/CERT

Shelby County, AL 09/14/2016  
State of Alabama  
Deed Tax: \$165.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The following tract of land in Harpersville, Alabama, more particularly described as follows: Commence at the point where West line of SW 1/4 of SE 1/4, Section 28, Township 19, Range 2 East, intersects South margin of right of way of what is known as the Florida short route, a public highway running through said Harpersville, Alabama, and from said point of beginning run South 21 degrees 30 minutes East 150 feet; thence North 88 degrees 30 minutes West 136 feet; thence North 12 degrees 30 minutes East 150 feet to the Southern margin of right of way of said Florida short Route; thence South 77 degrees 30 minutes East 50 feet along the southern line of said right of way to the point of beginning. The land herein conveyed lies partly in SW 1/4 of SE 1/4 and partly in the SE 1/4 of SW 1/4 of Section 28, Township 19, Range 2 East, Shelby County, Alabama.



20160914000335490 2/3 \$186.00  
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 Edmund Daniel McGr...  
Mailing Address PO-Box 111

Grantee's Name Al Chatham  
Mailing Address PO Box 120

Harperville AL 35078

Harperville AL 35078

Property Address 5493 Hwy 280  
Harperville

Date of Sale 9-7-16  
Total Purchase Price \$ 165,000  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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

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

Print Mike T. Hutchins  
Sign Mike T. Hutchins  
(Grantor/Grantee/Owner/Agent) circle one