

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Five Hundred Dollars (\$500.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Gail Crabtree, who is also known as Gail Talley Crabtree, a married woman**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gail Talley Crabtree and Michael Anthony Crabtree**, (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

The property herein described is neither the homestead of the grantor, nor that of her spouse.

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/or 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 said grantees, his, her or 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 stated 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **22nd day of September, 2016.**

Gail Crabtree who is also known as Gail Talley Crabtree (Seal)
Gail Crabtree, who is also known as Gail Talley Crabtree

STATE OF ALABAMA

COUNTY OF *Jefferson*

Shelby County, AL 10/04/2016
State of Alabama
Deed Tax: \$111.00

I, *Bryan Gregg*, a Notary Public, in and for said County in said State, hereby certify that **Gail Crabtree, who is also known as Gail Talley Crabtree**, 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 this **22nd day of September, 2016.**

Bryan Gregg
Notary Public
My Commission Expires: *10-6-2019*



Send Tax Notice To & This Instrument Prepared By:
Gail Talley Crabtree
725 Brookview Drive
Gardendale, AL 35071

Exhibit "A" Legal Description

Lot 14, according to the survey of Paradise Cove, as recorded in Map Book 15, Page 77, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.


20161004000362760 2/3 \$132.00
Shelby Cnty Judge of Probate, AL
10/04/2016 10:28:20 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	Gail Crabtree, who is a.k.a.	Grantee's Name	Gail Talley Crabtree and
Mailing Address	Gail Talley Crabtree	Mailing Address	Michael Anthony Crabtree
	725 Brookview Drive		725 Brookview Drive
	Gardendale, AL 35071		Gardendale, AL 35071
Property Address	1092 Paradise Cove Lane	Date of Sale	September 22, 2016
	Wilsonville, AL 35186	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	221,250.00, 1/2 value \$110,625.00

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 Shelby County, AL Assessment Records
☐ 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	9-22-16	Print	Gail Talley Crabtree
Unattested	Bryan Gregg	Sign	Gail Talley Crabtree
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

