

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:
Susan Crumpton
205 Alston Farm Rd.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED THIRTY SIX THOUSAND AND NO/00 DOLLARS (\$236,000.00)**, 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, **Charles O. Tidmore and wife, Joyce V. Tidmore (herein referred to as Grantor)** grant, bargain, sell and convey unto **Susan Crumpton and Gary Crumpton (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

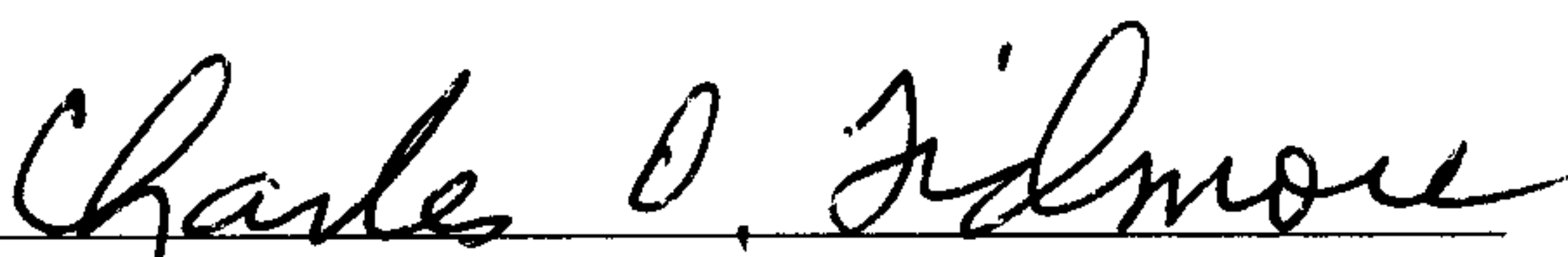
SUBJECT TO:

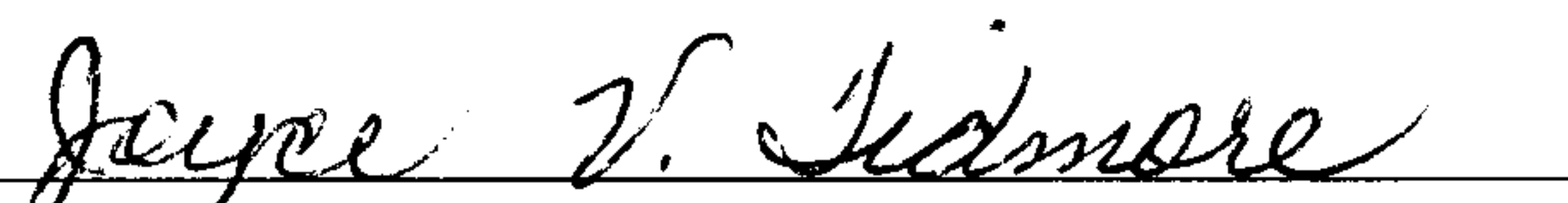
1. Ad valorem taxes due and payable October 1, 2016.
2. Easements, restrictions, rights of way, and permits of record.

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 8th day of November.


Charles O. Tidmore



Joyce V. Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles O. Tidmore and Joyce V. Tidmore**, 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 8th day of November, 2016.




Notary Public
My Commission Expires: 9/22/2020



20161110000415330 1/3 \$257.00
Shelby Cnty Judge of Probate, AL
11/10/2016 10:50:50 AM FILED/CERT

Shelby County, AL 11/10/2016
State of Alabama
Deed Tax: \$236.00

EXHIBIT A – LEGAL DESCRIPTION

PARCEL III:

A parcel of land situated in the West 1/2 of the Southwest 1/4 of Section 21, Township 21 South, Range 1 West, and in the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 21, Township 21 South, Range 1 West; thence run East along the South line of said 1/4 Section 55.25 feet to a gravel road; thence 53 degrees 00 minutes left run 72.0 feet to the center of said road and the point of beginning; thence 9 degrees 40 minutes 40 seconds left run along said road 82.73 feet; thence 5 degrees 01 minutes 07 seconds left run along said road 430.11 feet; thence 26 degrees 50 minutes 10 seconds right run along said road 216.66 feet; thence 31 degrees 26 minutes 15 seconds left run along said road for 317.96 feet; thence 3 degrees 57 minutes 40 seconds left continue along said road for 333.08 feet; thence 13 degrees 55 minutes 10 seconds right continue along said road for 642.24 feet; thence 30 degrees 24 minutes 15 seconds left continue along said road for 157.74 feet; thence 19 degrees 48 minutes 10 seconds left continue along said road for 182.02 feet; thence 23 degrees 06 minutes 05 seconds right continue along said road for 271.48 feet; thence 10 degrees 50 minutes 35 seconds left continue along said road for 100.23 feet to the North line of the Southwest 1/4 of said Section; thence 99 degrees 36 minutes 48 seconds right run East along the North thereof for 126.0 feet to the West line of Waxahatchee Creek; thence 88 degrees 04 minutes 35 seconds right run Southerly along said creek for 69.95 feet; thence 4 degrees 51 minutes 32 seconds right continue along said creek for 109.75 feet; thence 70 degrees 42 minutes 05 seconds left continue along said creek for 114.50 feet; thence 39 degrees 33 minutes 51 seconds left continue along said creek for 255.61 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section; thence 108 degrees 45 minutes 41 seconds right run South along the East line thereof for 590.18 feet to the Westerly line of Waxahatchee Creek; thence run Southerly along said creek for 2265 feet, more or less, to the East line of the W 1/2 of the NW 1/4 of Section 28, Township 21 South, Range 1 West; thence run South along the East line thereof for 599.52 feet to the Northerly right of way of Highway #70; thence 89 degrees 14 minutes 04 seconds right run along said right of way for 395.62 feet; thence 0 degrees 28 minutes 40 seconds left continue along said right of way for 664.67 feet; thence 83 degrees 34 minutes 51 seconds right run 951.57 feet to the point of beginning.

Also, a 30-foot easement for ingress and egress to Alabama State Highway #70, the East line of said easement is described as follows: Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run East along the North line of said Section for 55.25 feet; thence 53 degrees 00 minutes left run 72.0 feet to the point of beginning; thence 136 degrees 03 minutes right run Southerly for 951.57 feet to the Northerly right of way of Alabama State Highway #70 and the point of ending.



20161110000415330 2/3 \$257.00
Shelby Cnty Judge of Probate, AL
11/10/2016 10:50:50 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 Charles D. Tidmore Grantee's Name Susan Crumpton
Mailing Address Joyce V. Tidmore Mailing Address 205 Alston Farm Rd.
205 Alston Farm Rd Columbiana AL 35051
Columbiana AL 35051
Property Address Parcel III Date of Sale 11/8/2016
Total Purchase Price \$ _____
Or
Actual Value \$ _____
Or
Assessors Market Value \$ 236,000.00

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
☐ Closing Statement tax value

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, including 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 11/8/2016

☐ Unattested
(verified by)

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

20161110000415330 3/3 \$257.00
Shelby Cnty Judge of Probate, AL
11/10/2016 10:50:50 AM FILED/CERT