

This Document Prepared By:
Leila H. Hansen, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074

20161128000432670
11/28/2016 09:47:25 AM
DEEDS 1/6

After Recording Send Tax Notice To:
James W. Crawford, Jr., et al
1045 Belvedere Cove
Birmingham, AL 35242

62343587-3751701



Assessor's Parcel Number: 038340016009000

WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife and Kimberly Crawford Soldesi, a married woman and joined by her spouse Jeff Wilkinson and Carole Jean Crawford, a single woman, the joint tenants, with right of survivorship, and that upon the death of any of the said survivors,** (herein referred to as grantor, whether one or more), whose mailing address is 1045 Belvedere Cove, Birmingham, Alabama 35242, grant, bargain, sell and convey unto **James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife as joint tenants with right of survivorship,** (herein referred to as grantee, whether one or more), whose mailing address is 1045 Belvedere Cove, Birmingham, Alabama 35242, the following described real estate, situated in Shelby County, Alabama, to wit:

WILKINSON
JW

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 1045 Belvedere Cove, Birmingham, Alabama 35242

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

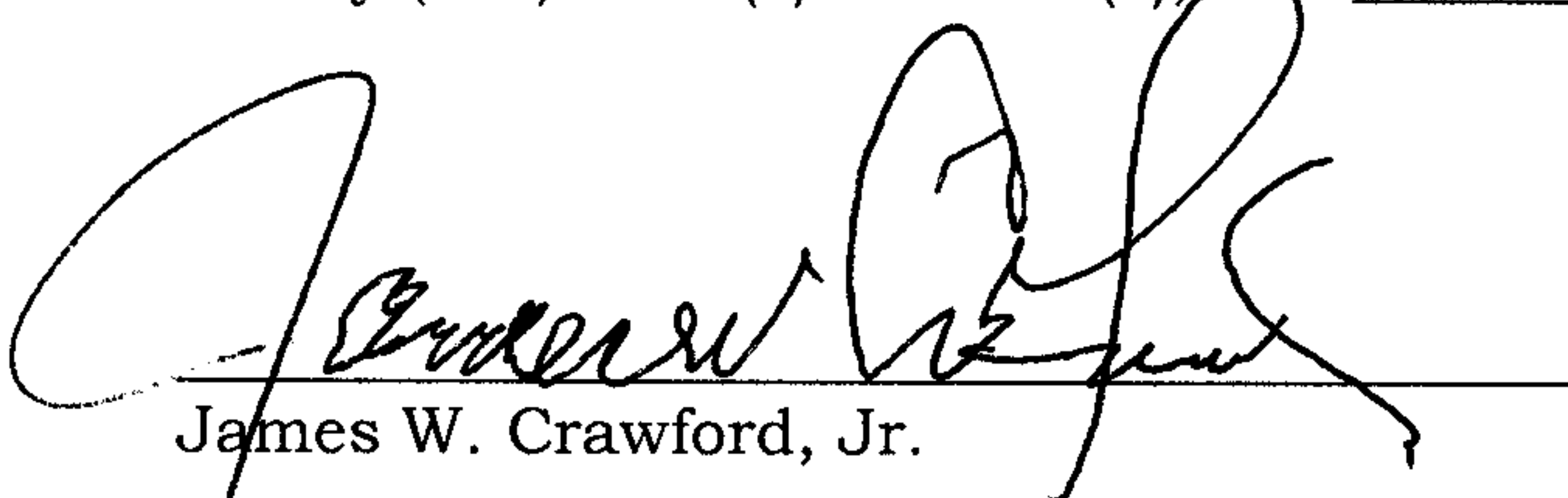
☐ is **NOT** homestead property of the said Grantor

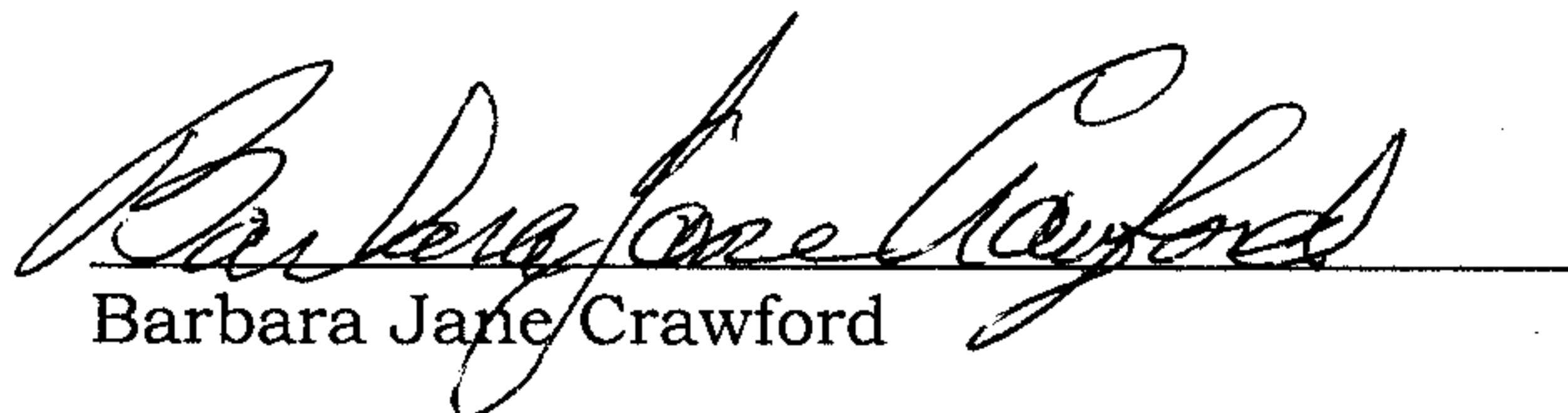
Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

(Attached to and becoming a part of Quitclaim Deed dated: September 23, 2016
between **James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife and Kimberly Crawford Soldesi, a married woman and joined by her spouse Jeff ~~Wilkinson~~ and Carole Jean Crawford, a single woman, the joint tenants, with right of survivorship, and that upon the death of any of the said survivors, as Seller(s) and James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife as joint tenants with right of survivorship, as Purchaser(s).** WILKINSON
JW

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 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 persons.

IN WITNESS WHEREOF, **James W. Crawford, Jr. and Barbara Jane Crawford** have hereunto set my (our) hand(s) and seal(s), this 23 day of September, 2016.


James W. Crawford, Jr.


Barbara Jane Crawford

General Acknowledgement

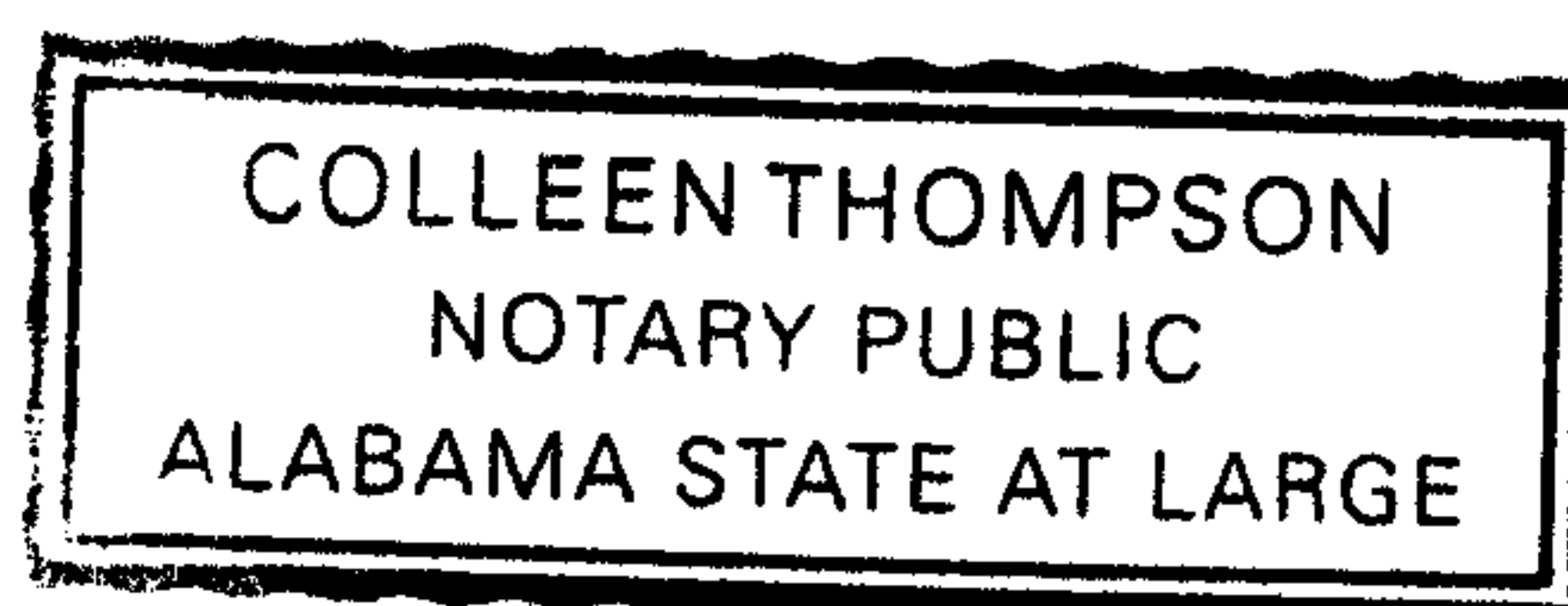
STATE OF Alabama
Shelby COUNTY

I, Colleen Thompson a Notary Public in and for said County, in said State, hereby certify that **James W. Crawford, Jr. and Barbara Jane Crawford**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
23 day of September, 2016.

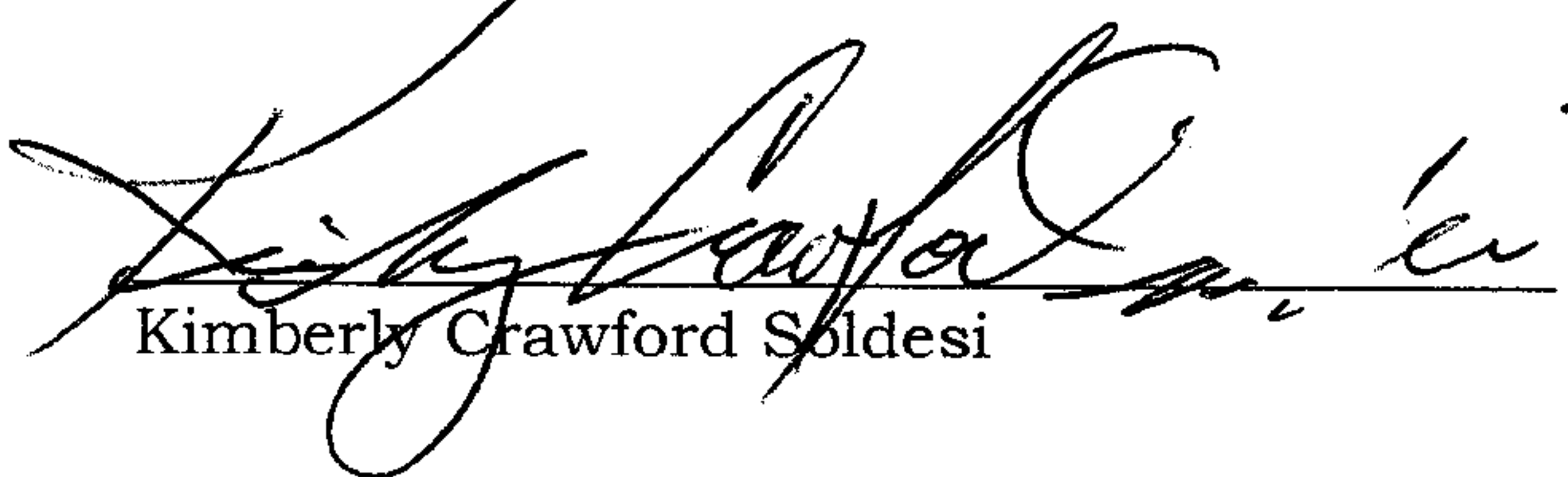
Colleen Thompson
NOTARY PUBLIC Colleen Thompson
My Commission Expires: 06/21/20

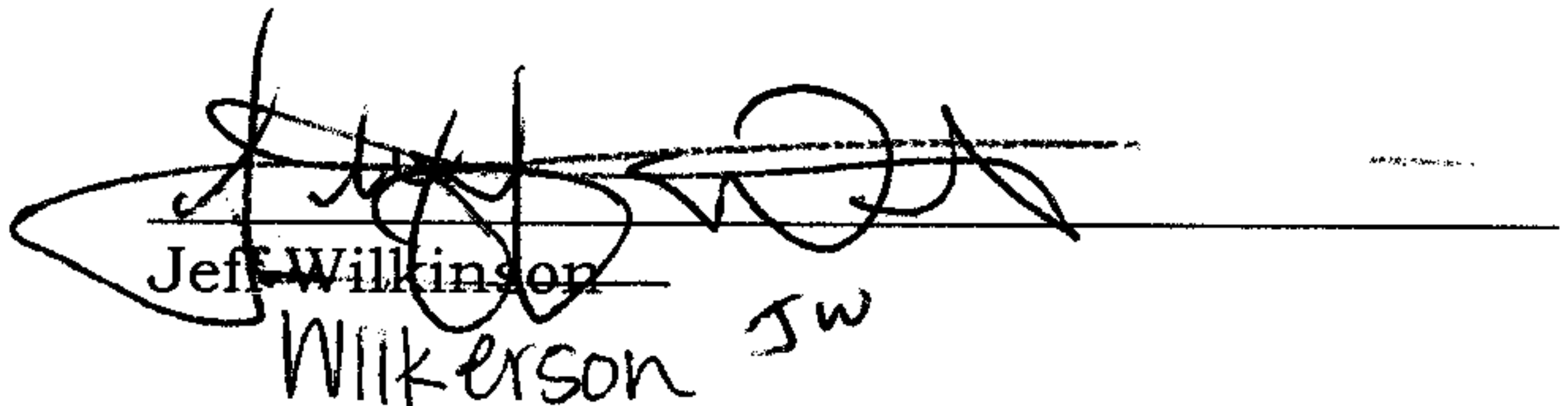


(Attached to and becoming a part of Quitclaim Deed dated: September 23, 2016
between **James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife and Kimberly Crawford Soldesi, a married woman and joined by her spouse Jeff Wilkinson and Carole Jean Crawford, a single woman, the joint tenants, with right of survivorship, and that upon the death of any of the said survivors, as Seller(s) and James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife as joint tenants with right of survivorship, as Purchaser(s).** WILKINSON
JW

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 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 persons.

IN WITNESS WHEREOF, **Kimberly Crawford Soldesi and Jeff Wilkinson** have hereunto set my (our) hand(s) and seal(s), this 23 day of SEPTEMBER, 2016.


Kimberly Crawford Soldesi


Jeff Wilkinson WILKINSON
JW

General Acknowledgement

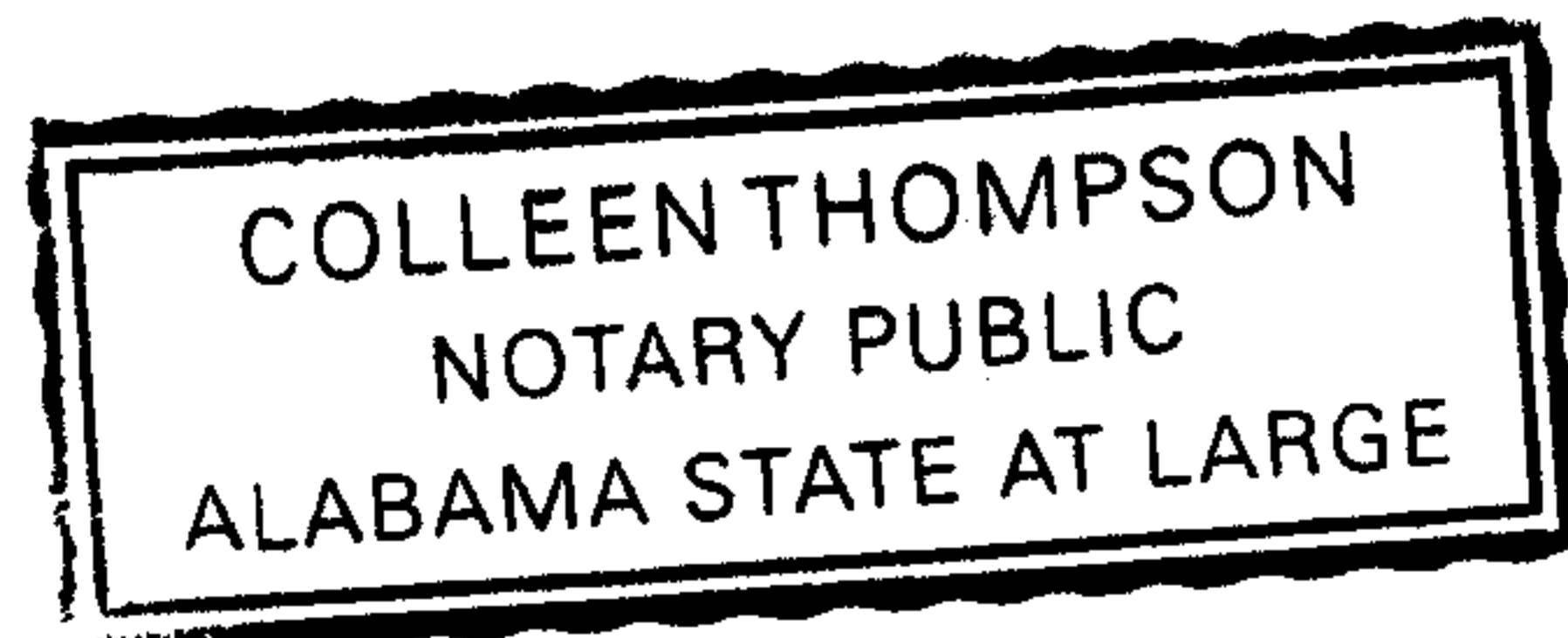
STATE OF Alabama
Shelby COUNTY

I, Colleen Thompson a Notary Public in and for said County, in said State, hereby certify that **Kimberly Crawford Soldesi and Jeff Wilkinson**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date. WILKINSON
JW

NOTARY STAMP/SEAL

Given under my hand and official seal of office this
23 day of September, 2016.

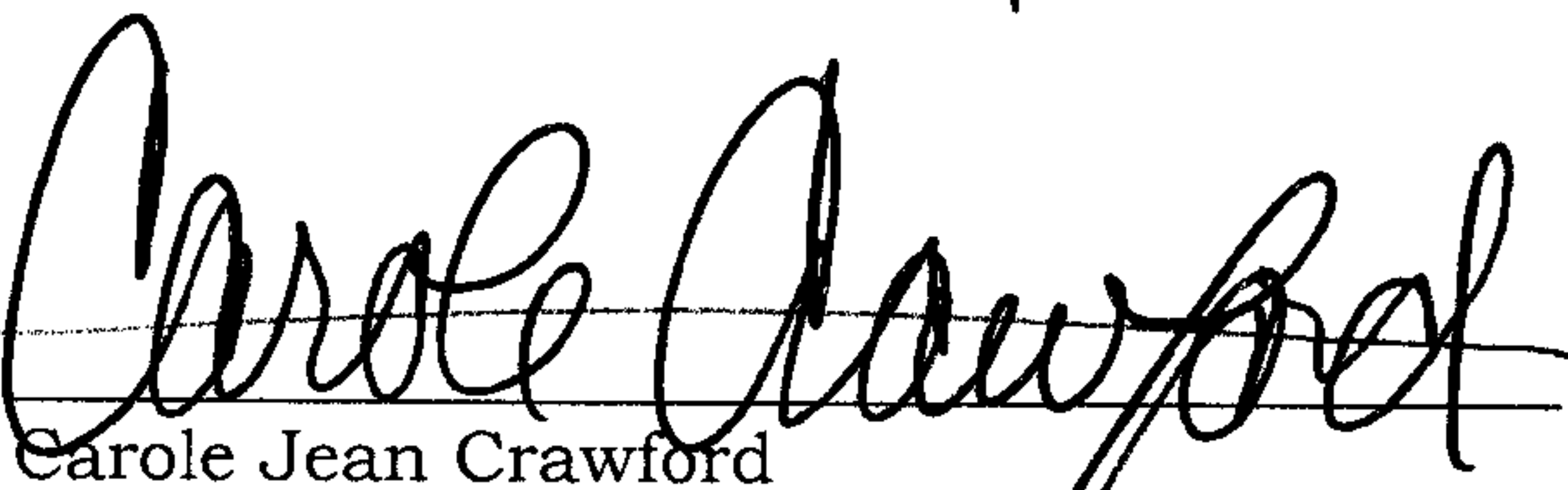
Colleen Thompson
NOTARY PUBLIC Colleen Thompson
My Commission Expires: 06/21/20

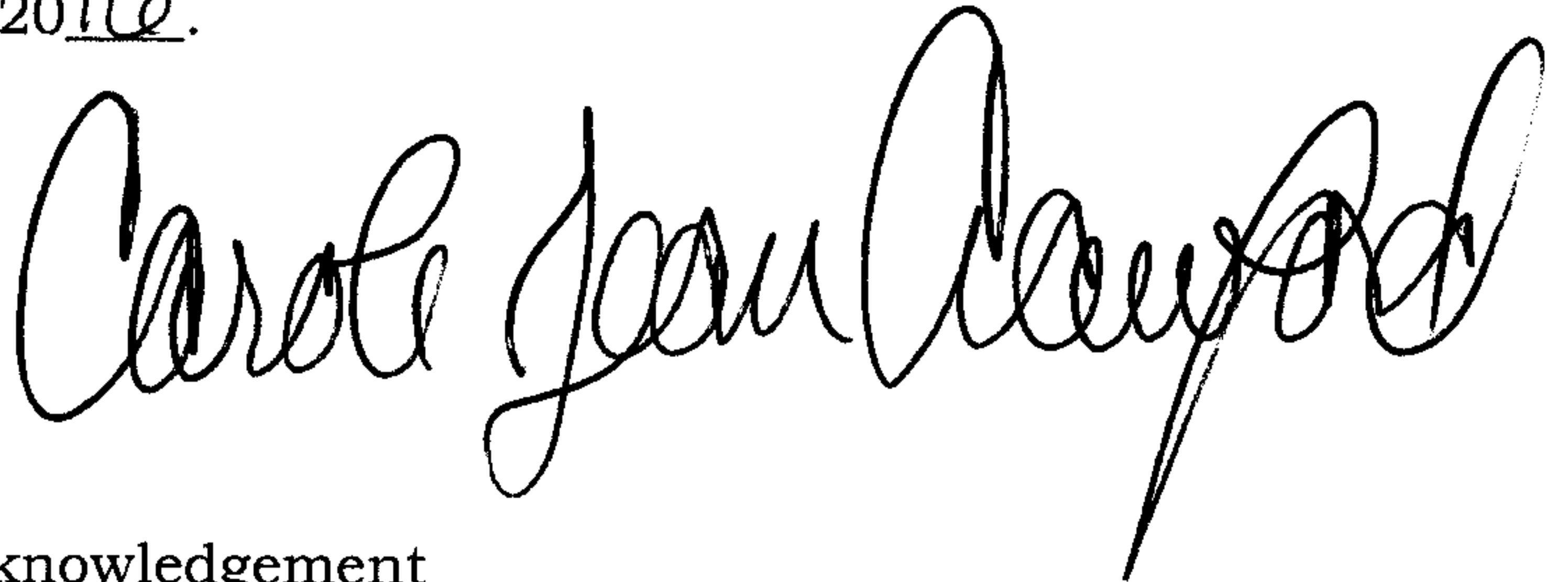


(Attached to and becoming a part of Quitclaim Deed dated: September 23, 2016
between **James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife and Kimberly Crawford Soldesi, a married woman and joined by her spouse Jeff Wilkinson and Carole Jean Crawford, a single woman, the joint tenants, with right of survivorship, and that upon the death of any of the said survivors, as Seller(s) and James W. Crawford, Jr. and Barbara Jane Crawford, husband and wife as joint tenants with right of survivorship, as Purchaser(s).** WILKINSON
JW

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 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 persons.

IN WITNESS WHEREOF, **Carole Jean Crawford** have hereunto set my (our) hand(s) and seal(s), this 23 day of September, 2016.


Carole Jean Crawford



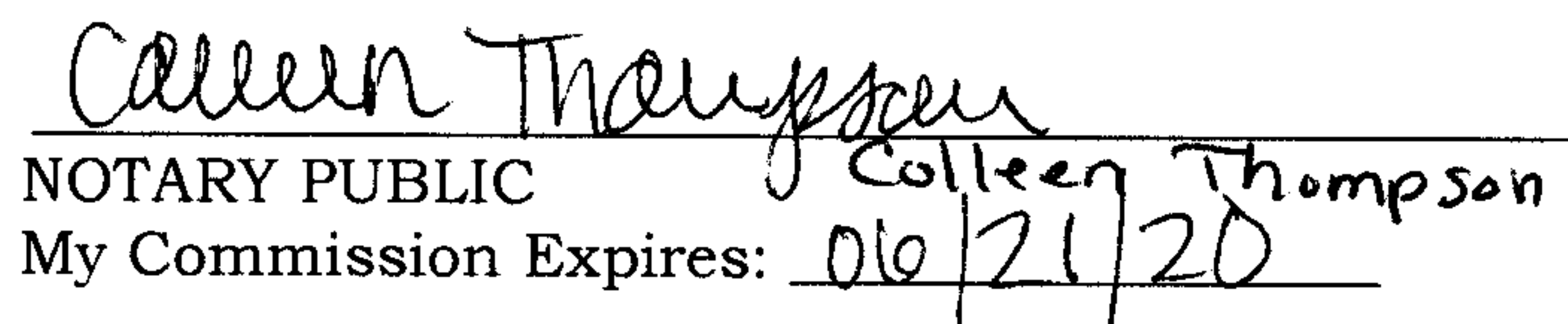
General Acknowledgement

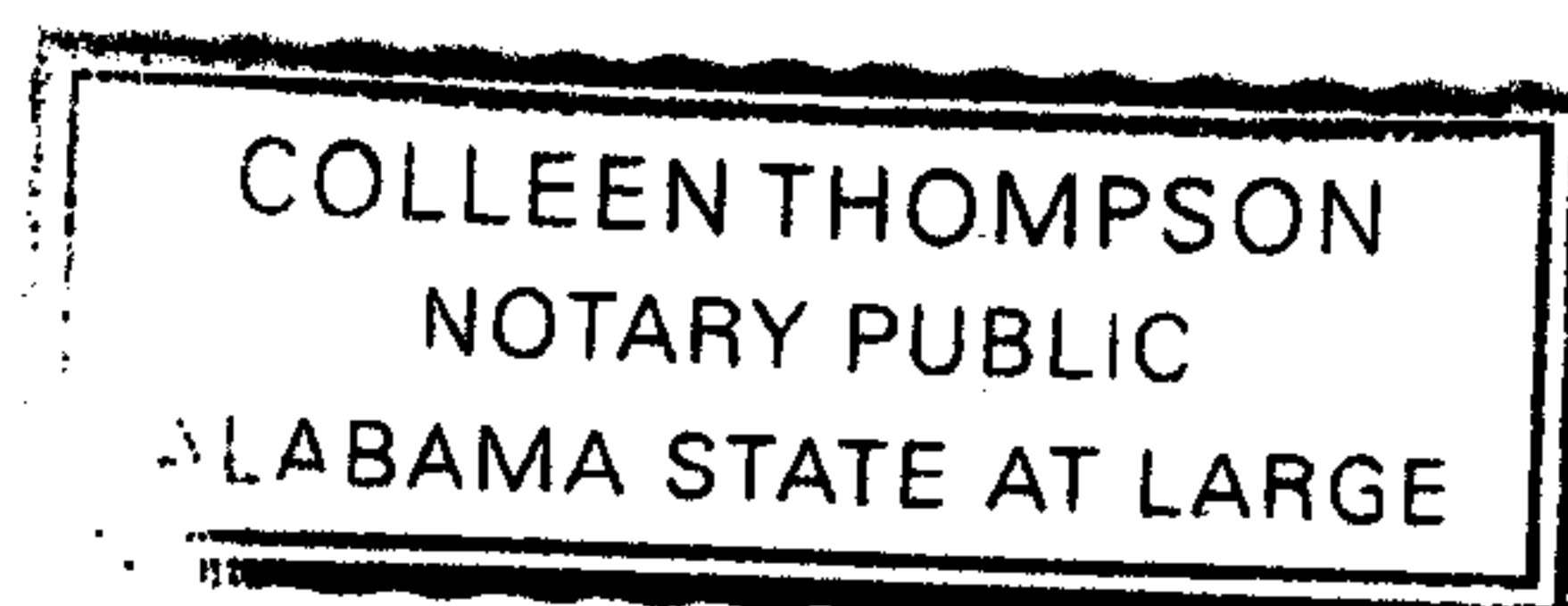
STATE OF Alabama
Shelby COUNTY

I, Colleen Thompson a Notary Public in and for said County, in said State, hereby certify that **Carole Jean Crawford**, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 23 day of September, 2016.


NOTARY PUBLIC Colleen Thompson
My Commission Expires: 06/21/20



20161128000432670 11/28/2016 09:47:25 AM DEEDS 5/6

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 9, ACCORDING TO THE FINAL PLAT OF BELVEDERE COVE PHASE 1, AS RECORDED IN MAP BOOK 35, PAGE 45 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded May 13, 2008; Doc. No. 20080513000196100

Real Estate Sales Validation Form

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

Grantor's Name James W. Crawford, Jr. and
Mailing Address Jane Crawford
SEE CONTINUATION PAGE
1045 Belvedere Cove
Birmingham, AL 35242
Property Address 1045 Belvedere Cove
Birmingham, AL 35242

Grantee's Name James W. Crawford, Jr. and
Mailing Address Jane Crawford, H&W
1045 Belvedere Cove
Birmingham, AL 35242

Date of Sale November 2, 2016

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 334,800.00/2=\$167,400.00 rtn*

*500=\$167,500.00 X.001=\$167.50

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6/6

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 County website

☐ 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 11/25/16



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/28/2016 09:47:25 AM
\$197.50 CHERRY
20161128000432670

Print Donyelle Ingholsen

Donyelle Ingholsen

Sign X

Donyelle Ingholsen

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1