

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Mark Crowe and Tami Crowe  
4525 & 4596 Hwy 280  
Harpersville, AL 35078

20170120000025120  
01/20/2017 11:54:57 AM  
DEEDS 1/3

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars (\$175,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Wanda Osborne, devisee under the Last Will and Testament of Buford M. Osborne, deceased (Talladega County, Alabama) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mark Crowe and Tami Crowe (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the SE Corner of the SE ¼ of the NW ¼ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence S87°30'00"W, a distance of 229.83'; thence N56°20'00"W, a distance of 1750.00' to the POINT OF BEGINNING, said point lying on the Northerly R.O.W. line of Alabama Highway 280 West; thence continue along the last described course and said R.O.W. line, a distance of 199.32'; thence N38°58'24"W and leaving said R.O.W. line, a distance of 168.18'; thence N33°29'09"E, a distance of 214.39'; thence S56°19'17"E, a distance of 59.89'; thence N37°04'18"E, a distance of 34.80'; thence S73°26'19"E, a distance of 5.00'; thence N13°35'49"E, a distance of 210.82' to the Southerly R.O.W. line of Kelley Hill Road; thence S76°22'49"E and along said R.O.W. line, a distance of 206.55' to the beginning of a curve to the left, having a radius of 5000.00, a central angle of 02°04'45", and subtended by a chord which bears S77°22'18"E, and a chord distance of 181.42'; thence along the arc of said curve and said R.O.W. line, a distance of 181.43'; thence S01°29'28"E, a distance of 313.68'; thence S79°36'46"E, a distance of 30.36'; thence S35°06'20"W, a distance of 240.53'; thence N56°16'34"W, a distance of 200.00'; thence S33°33'26"W, a distance of 150.00' to the POINT OF BEGINNING. Being the same property described in that certain Survey of 4596 Highway 280 W, Job No. 16537, dated December 27, 2016, prepared by Rodney Shiflett, AL. Reg #21784.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Warranty Deeds recorded in Book 054, page 173 and Instrument #1999/36461 show that property was conveyed to Buford M. Osborne, a married man. Buford M. Osborne is deceased, having died on or about August 8, 2006. An Estate was opened in Talladega County Probate Court in August 2006. According to the Last Will and Testament of Buford M. Osborne, all property was to be given to his wife, Wanda Osborne. The Estate was closed in May 2007, leaving Wanda Osborne as the Devisee under the Last Will and Testament of Buford M. Osborne.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on December 28, 2016.

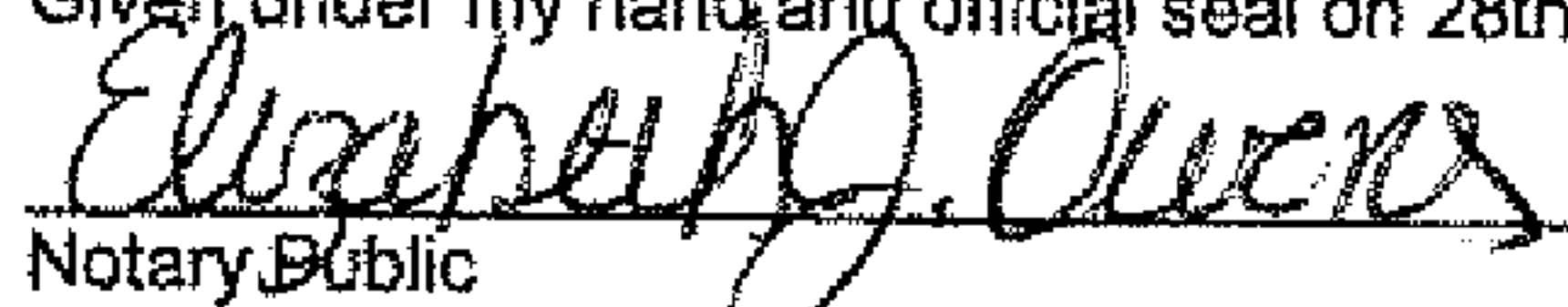
Wanda Osborne, devisee under the Last Will and Testament of Buford M. Osborne, deceased, Talladega County, Alabama

  
Wanda Osborne

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Wanda Osborne, devisee under the Last Will and Testament of Buford M. Osbourne, deceased (Talladega County, Alabama) whose name is 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on 28th day of December, 2016.

  
Notary Public

My commission expires:

Notary Public - Alabama State At Large  
My Commission Expires  
May 17, 2017  
Bonded Thru Notary Public Underwriters

**20170120000025120 01/20/2017 11:54:57 AM DEEDS 3/3**

Grantor's Name	Wanda Osborne, devisee under the Last Will and Testament of Buford M. Osborne, deceased (Talladega County, Alabama)	Grantee's Name	Mark Crowe and Tami Crowe
Mailing Address	4625 & 4596 Hwy 280 Harpersville, AL 35078	Mailing Address	4625 & 4596 Hwy 280 Harpersville, AL 35078
Property Address	4625 & 4596 Hwy 280 Harpersville, AL 35078	Date of Sale	December 28, 2016
		Total Purchase Price	\$175,000.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input type="checkbox"/> 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 - Wanda Osborne, devisee under the Last Will and Testament of Buford M. Osborne, deceased (Talladega County, Alabama), 4625 & 4596 Hwy 280, Harpersville, AL 35078.

Grantee's name and mailing address - Mark Crowe and Tami Crowe, 4625 & 4596 Hwy 280, Harpersville, AL 35078.

Property address - 4625 & 4596 Hwy 280, Harpersville, AL 35078

Date of Sale - December 28, 2016.

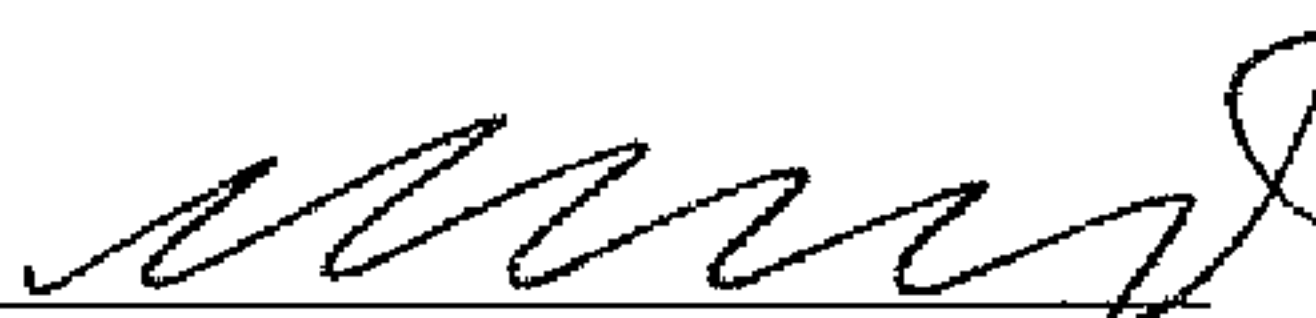
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

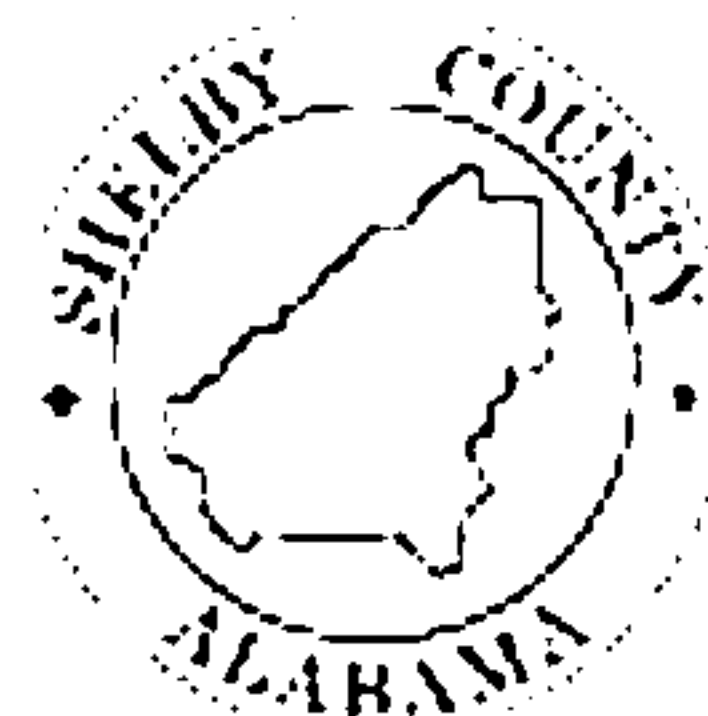
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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: December 28, 2016

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/20/2017 11:54:57 AM  
\$196.00 CHERRY  
20170120000025120

