

This Instrument was Prepared by:

Send Tax Notice To: Randall Hagerla
Janet Hagerla

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

74 Murphy Lane
Columbiana AL 35051

File No.: MV-16-23500

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170214000054280 1/4 \$56.00
Shelby Cnty Judge of Probate, AL
02/14/2017 02:36:48 PM FILED/CERT

That in consideration of the sum of **One Hundred Fifty Nine Thousand Nine Hundred Dollars and No Cents (\$159,900.00)**, 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, **The Estate of James A. Crawford, deceased, Probate Case PR-2015-000347, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randall Hagerla and Janet Hagerla**, (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$127,920.00 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 10th day of February, 2017.

THE ESTATE OF JAMES A. CRAWFORD,
DECEASED, PROBATE CASE PR-2015-000347, IN
THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA


By Mary Ann Crawford
Personal Representative

Shelby County, AL 02/14/2017
State of Alabama
Deed Tax: \$32.00

State of Alabama

County of Shelby

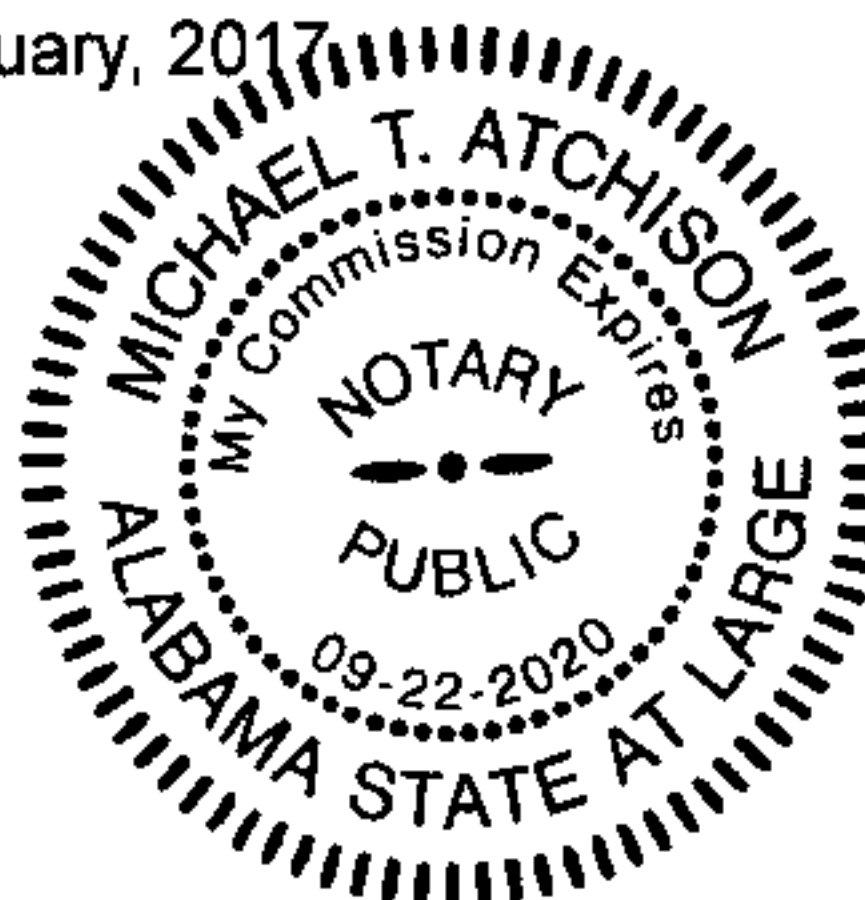
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Ann Crawford as Personal Representative of The Estate of James A. Crawford, deceased, Probate Case PR-2015-000347, in the Probate Office of Shelby County, Alabama, whose name(s) is/are signed to the 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 10th day of February, 2017


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Sign Mary Ann Crawford
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

[illegible]

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EXHIBIT "A"
LEGAL DESCRIPTION

Lots 4 and 5, according to the unrecorded map of Paradise Point Marina, Lease Lots, being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said 1/4 - 1/4 a distance of 375 feet to a point; thence turn right and run West 175 feet to the NE corner of Lot 5, and the point of beginning of the property herein described; thence continue West 153 feet, more or less, to the NW corner of Lot 4; thence run South along the West line of Lot 4 a distance of 185 feet, more or less, to a point on the 397 contour line of Lay Lake Reservoir; thence run in a Southeasterly direction a distance of 160 feet, more or less, along said 397 contour to the SE corner of Lot 5; thence run in a Northerly direction along the Easterly line of Lot 5, a distance of 225 feet, more or less, to the point of beginning.



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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 The Estate of James A. Crawford,
deceased, Probate Case
PR-2015-000347, in the Probate
Office of Shelby County, Alabama

Mailing Address 2303 2nd Avenue North
Prichard, AL 35210

Property Address 74 Murphy Lane
Columbiana, AL 35051

Grantee's Name Randall Hageria
Janet Hageria

Mailing Address 74 Murphy Lane
Columbiana, AL 35051


Date of Sale February 10, 2017
Total Purchase Price \$159,900.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 of 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 February 02, 2017

Print The Estate of James A. Crawford, deceased,
Probate Case PR-2015-000347, in the Probate
Office of Shelby County, Alabama