

This Instrument was Prepared by:

Send Tax Notice To: James E. McCrary  
Debra S. McCrary  
115 Carter Lane  
Columbiana, AL 35051


Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-17-23727

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

  
20170412000123280 1/3 \$96.00  
Shelby Cnty Judge of Probate, AL  
04/12/2017 09:21:53 AM FILED/CERT

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Harry E. Crawford**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James E. McCrary and Debra S. McCrary**, (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 taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$0.00** 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 6th day of April, 2017.

  
Harry E. Crawford

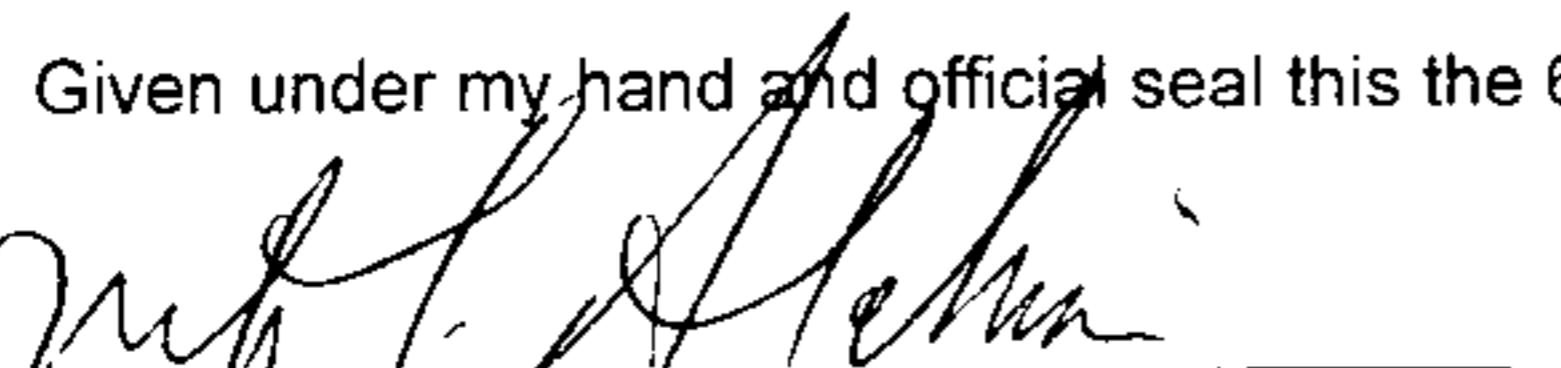
Shelby County, AL 04/12/2017  
State of Alabama  
Deed Tax \$75.00

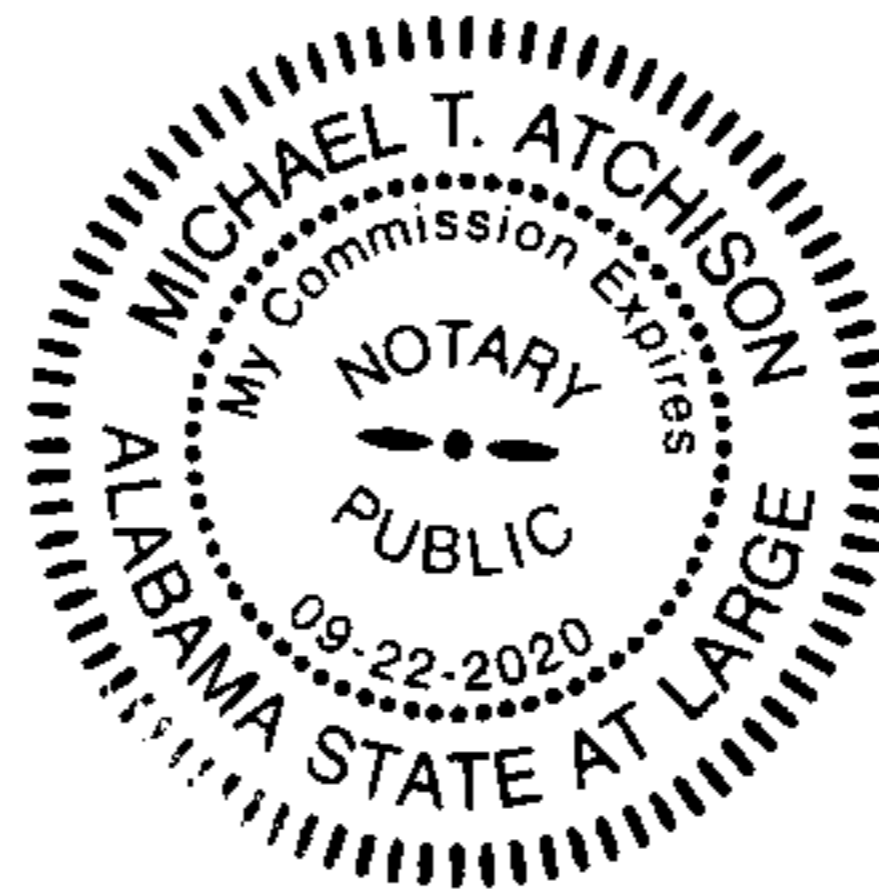
State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Harry E. 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of April, 2017.

  
Notary Public, State of Alabama  
Michael T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commencing at the point of intersection of the North sidewalk line of East College Street with the West curb line of Thompson Street in the Town of Columbiana, and run thence South 61 degrees 30 minutes West, a distance of 270 feet to the Point of Beginning of the lot herein described; continue thence South 61 degrees 30 minutes West, a distance of 108 feet; thence run North 12 degrees 30 minutes East a distance of 303 feet; thence run North 79 degrees 30 minutes East a distance of 105 feet; run thence South 12 degrees 30 minutes East a distance of 283 feet to Point of Beginning and being known as a part of Lot 70, W. J. Horsley's Map of Columbiana, Alabama. Situated in Shelby County, Alabama.

Less and except that property conveyed to James B. Nichols by deed dated February 3, 1958 and recorded in Deed Book 191, Page 406, in the Probate records of Shelby County, Alabama, more particularly described as follows:

Commence where the West curb line of Thompson Street intersects the North sidewalk line of East College Street; thence South 61 degrees 30 minutes West 270 feet to the Point of Beginning of the lot herein described; thence South 61 degrees 30 minutes West 108 feet; thence North 12 degrees 30 minutes West 200 feet; thence North 72 degrees 30 minutes East 105 feet; thence South 12 degrees 30 minutes East 190 feet to the Point of Beginning. Said lot being Situated in the Town of Columbiana, Alabama, Shelby County, Alabama.



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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 Harry E. Crawford  
Mailing Address 1717 Hwy 61  
Columbiana, AL  
35051

Grantee's Name James E. McCrary  
Mailing Address Debra S. McCrary  
115 Carter Lane  
Columbiana, AL  
35051

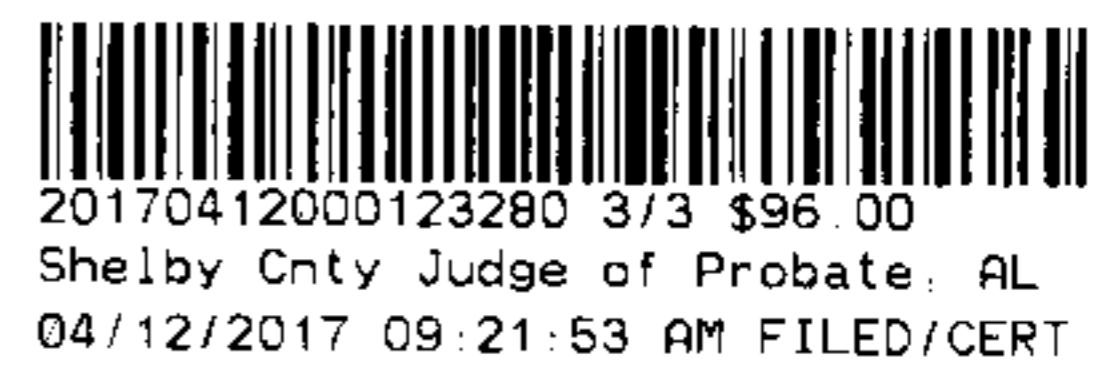
Property Address 115 Carter Lane  
Columbiana, AL  
35051

Date of Sale 4/7/17  
Total Purchase Price \$ 75,000.00  
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)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other



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 4/7/17

Print Harry E. Crawford

Unattested \_\_\_\_\_  
(verified by)

Sign X Harry E. Crawford  
(Grantor/Grantee/Owner/Agent) circle one