


This instrument was prepared by:
Notice to:
Mark B. Wilson, Attorney at Law
Post Office Box 69
Chelsea, Alabama 35043

Send Tax

Ramona J. Morrison
Post Office Box 278
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20170420000133670 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
04/20/2017 08:43:16 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, Daniel A. Crowson, Jr, a married man, Jonathan A. Spann, a married man, and Ramona J. Morrison, an unmarried woman, do grant, bargain, sell and convey unto CRO-MOR, LLC (herein referred to as "Grantee"), its heirs and assigns forever, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33, according to the survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument 2000-24647, and Articles of Incorporation of Perkins Landing Residential Association, Inc. as recorded in Instrument 2000-24648 in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sectors 1 & 2, a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing Sectors 1 & 2, a Condominium, recorded in Map 27, Page 33, and that certain Resurvey of Lots 14, 15, 28, 29, and Common area E as recorded in Map 27, Page 130, in the Probate Office of Shelby County, Alabama.

Subject to Easements and restrictions of record.

Mineral and mining rights excepted.

The above-described land is subject to any previous, legally valid and recorded easements, rights of way, reservations and exceptions.

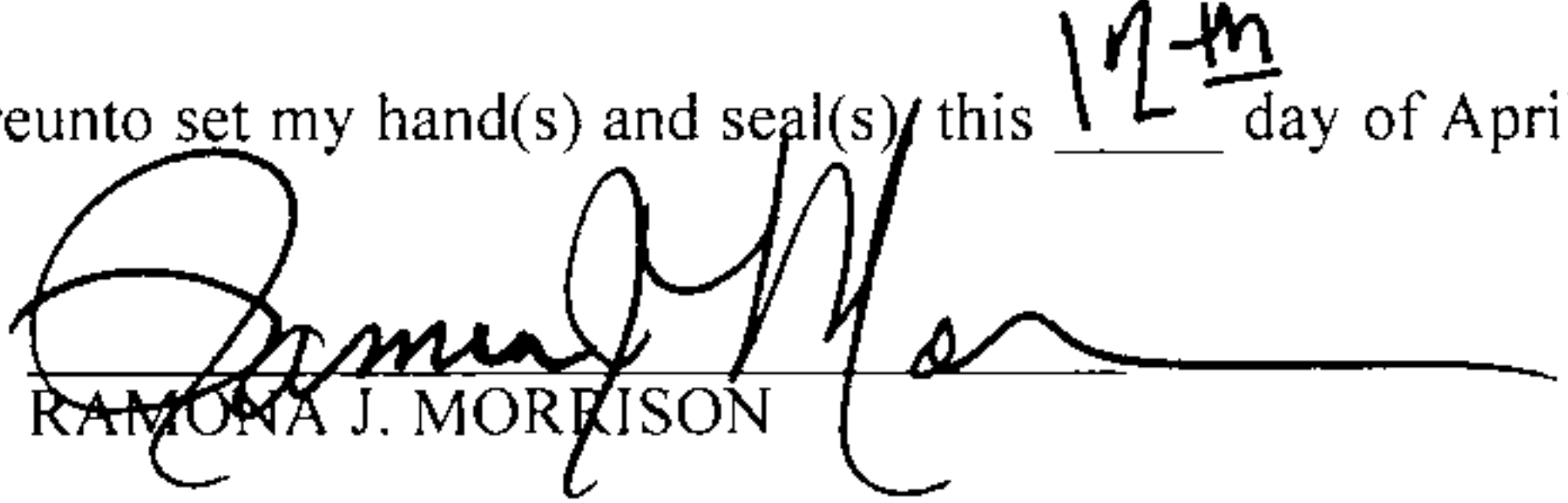
It is the INTENTION of the Grantors herein, to grant and convey to the Grantee, CRO-MOR, LLC, any and all interest the Grantors, their heirs or assigns, may own or claim in the said property,

TO HAVE AND TO HOLD to the said Grantee, in fee simple, its heirs and assigns forever.

We do, as the Grantors herein, covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 17th day of April, 2017.


DANIEL A. CROWSON, JR.

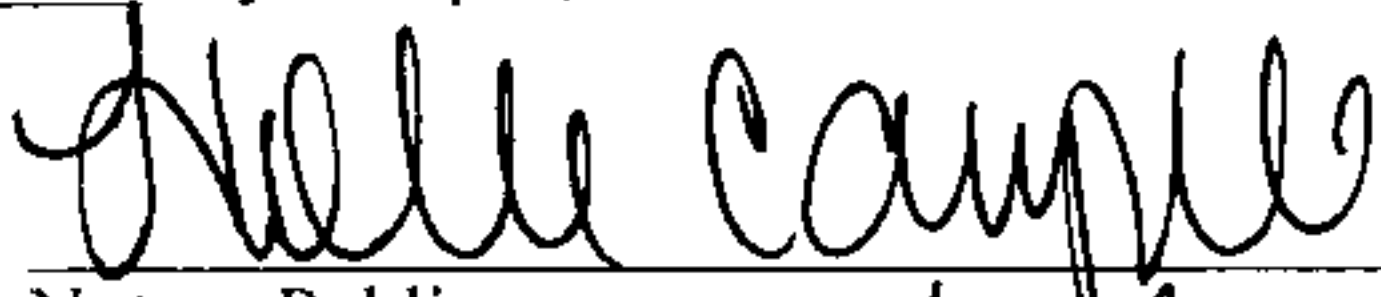

RAMONA J. MORRISON


JONATHAN A. SPANN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that above individual Grantors, whose names are signed to the foregoing conveyance, and who are 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 17th day of April, 2017.


Notary Public
My Commission Expires: 4.30.18

Real Estate Sales Validation Form

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

Grantor's Name Daniel A. Morrison
Mailing Address Ramona J. Morrison
P.O. Box 278
Columbiana, AL 35051

Grantee's Name Cro-Mor
Mailing Address P.O. Box 278
Columbiana, AL 35051

Property Address Lot 33, Perkins Landing
Columbiana, AL
35051

Date of Sale 4-12-17
Total Purchase Price \$ 2,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20170420000133670 2/2 \$20.00
Shelby Cnty Judge of Probate, AL
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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 agreed upon value / check

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 4-19-17

Print Ramona J. Morrison

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1