

THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20170503000152320 1/3 \$211.00
Shelby Cnty Judge of Probate, AL
05/03/2017 10:18:40 AM FILED/CERT

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WARRANTY DEED
Joint Tenants with Right of Survivorship

STATE OF MISSISSIPPI
COUNTY OF OKITBBEHA

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred, Ninety Thousand and no/100's Dollars (\$190,000.00)** to the undersigned,

Beverly Headley, unmarried

hereinafter referred to as grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

Madeline B. Crowe and Jeremy J. Crowe

hereinafter referred to as grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Weatherly Glen Abbey Sector 12, as recorded in Map Book 18, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date the grantees acquire for value of record the estate or interest.**
- 2. Standard Exceptions:**
 - (a) Rights or claims of parties in possession not shown by the public records.**
 - (b) Easements, or claims of easements, not shown by the public records.**
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.**
 - (d) Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.**
 - (e) Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.**
- 3. Taxes for the year 2017 and subsequent years.**
- 4. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 5. Restrictions and covenants appearing of record in Inst. No. 1995-12193; Inst. No. 1995-25694 and Inst. No. 1995-9413.**
- 6. Right-of-way granted to Alabama Power Company recorded in Volume 127, Page 410 and Volume 194, Page 30.**
- 7. Agreement for water line as recorded in inst. No. 199244698.**
- 8. Agreement for ingress and egress as recorded in Volume 289, Page 858.**

Shelby County, AL 05/03/2017
State of Alabama
Deed Tax: \$190.00

9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

All of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

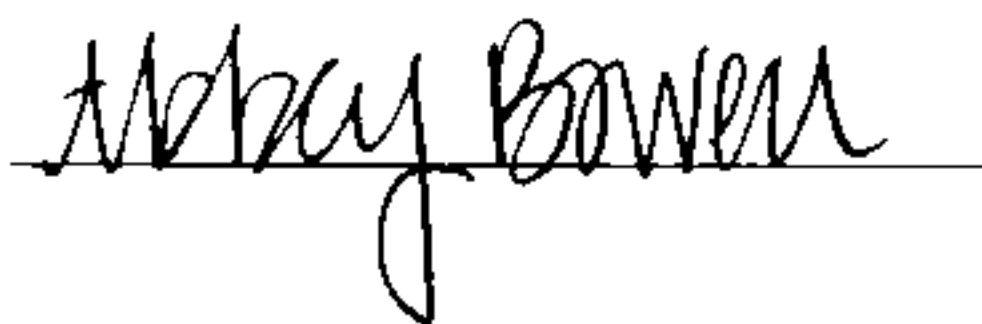
Beverly Headley is the surviving grantee of that deed recorded in Instrument 20040623000341580 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee David E. Headley, having died on or about the 5th day of September, 2015.

TO HAVE AND TO HOLD, unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that 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.

And said grantor does for herself, her heirs and assigns, covenant with said grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns 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, the said grantor has hereunto set her signature and seal this the 26th day of April, 2017.

WITNESS:

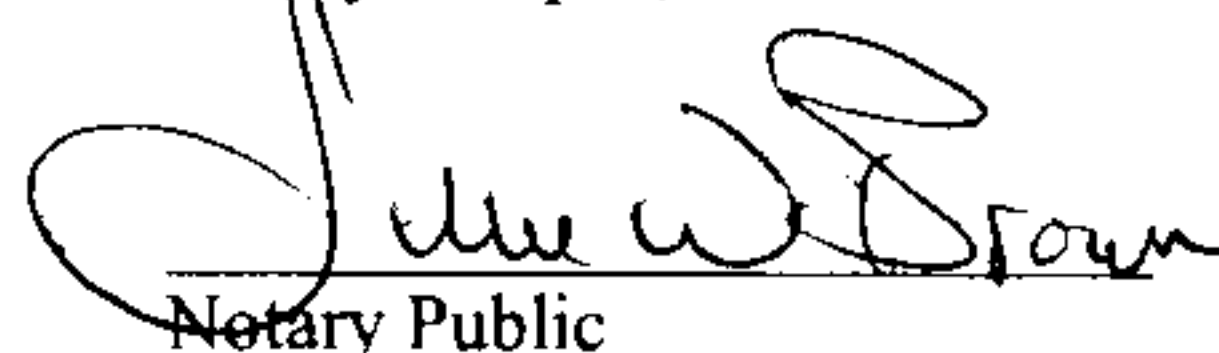



Beverly Headley

STATE OF MISSISSIPPI
COUNTY OF OKITBBEHA

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Beverly Headley, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 26th day of April, 2017.


Notary Public



SEND TAX NOTICE TO:
Madeline Crowe
124 Glen Abbey Lane
Alabaster, Alabama 35007

Real Estate Sales Validation Form

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

Grantors' Name: Beverly Headley

Mailing Address : 442 County Lake Road
Starkville, MS 39759



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Grantee's Name: Madeline B Crowe
Jeremy J Crowe

Mailing Address: 124 Glen Abbey Lane
Alabaster, AL 35007

Property Address: See legal description on Deed

Date of Transfer: April 26, 2017

Total Purchase Price \$190,000.00

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
x	Sales Contract	Other
x	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.

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: April 26, 2017

x

Sign


verified by closing agent
F. Wayne Keith Attorney