

20170629000232060
06/29/2017 09:21:07 AM
DEEDS 1/3

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
4625 & 4596 Hwy 280
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten and No/100 Dollars (\$10.00) 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.

SEE ATTACHED EXHIBIT "A"

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.

Note: The purpose of this deed to include two additional parcels which should have been conveyed in the deed recorded in Instrument #20170120000025120.

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 6-28, 2017.

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

Wanda Osborne
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. Osborne, 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 28 day of June, 2017.

[Signature]
Notary Public
My commission expires:
1/31/21

FILE NO.: TS-1602897

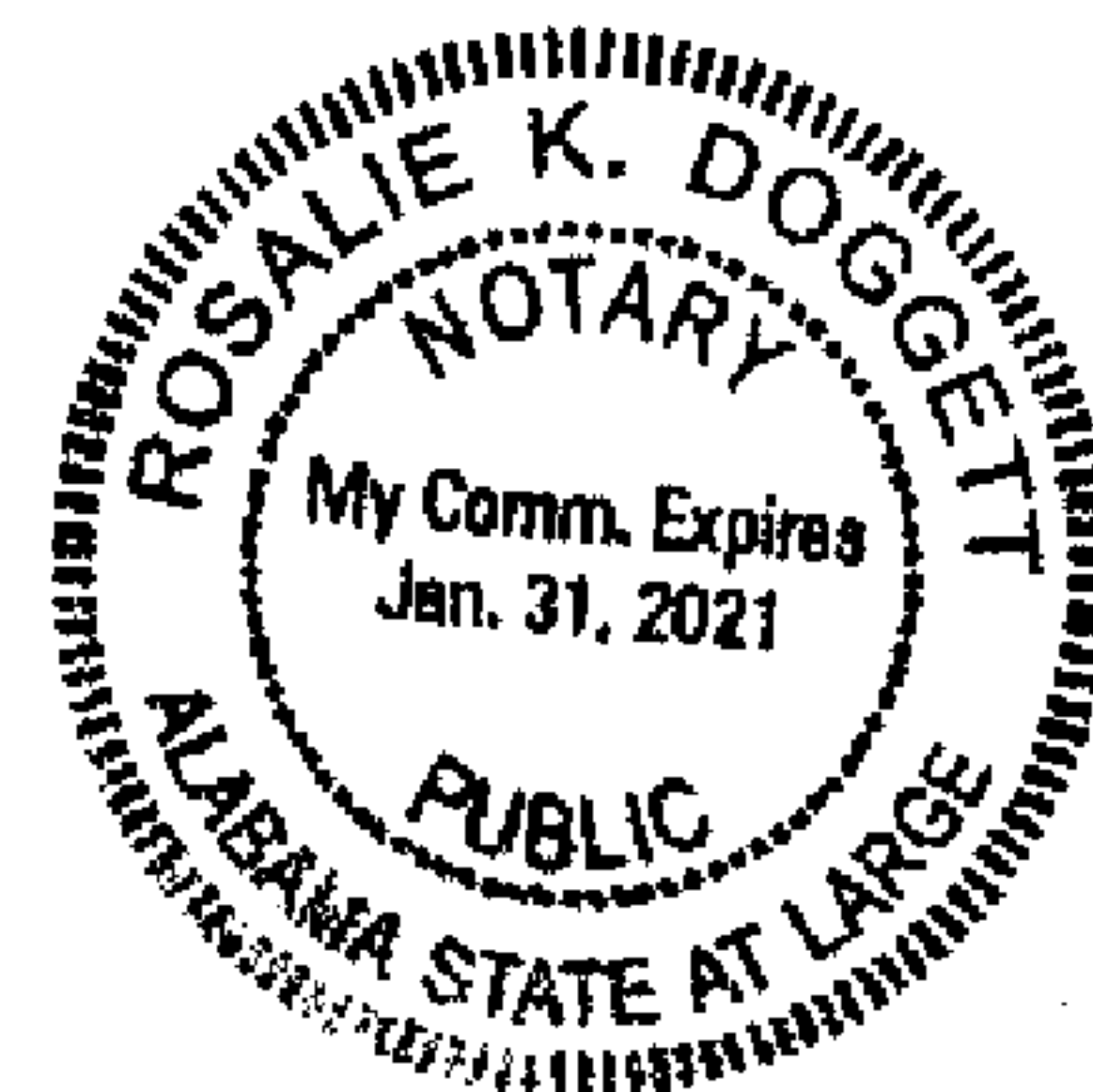


EXHIBIT "A"

Commence at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed 3 degrees 22 minutes 00 seconds W along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 370.15 feet to a point on the Southwesterly right of way line of US Highway as now located; thence proceed 56 degrees 20 minutes 00 seconds E along the Southwesterly right of way line of said Highway for a distance of 860.33 feet to the POINT OF BEGINNING; from said point of beginning continue S 56 degrees 20 minutes 00 seconds E along the Southwesterly right of way line of said highway for a distance of 150.00 feet; thence leaving said highway right of way proceed S 32 degrees 26 minutes 26 seconds W for a distance of 148.69 feet to a point on the Northeasterly right of way boundary of Ploughman Circle (R/W 30'); thence N 56 degrees 59 minutes 40 seconds W along the Northeasterly right of way boundary of said Ploughman Circle for a distance of 280.00 feet; thence leaving said Ploughman Circle proceed N 34 degrees 54 minutes 21 seconds E for a distance of 150.00 feet; thence S 57 degrees 47 minutes 07 seconds E for a distance of 35.50 feet; thence N 34 degrees 38 minutes 54 seconds E for a distance of 150.00 feet; thence S 57 degrees 47 minutes E for a distance of 35.50 feet; thence N 34 degrees 38 minutes 54 seconds E 150.00 feet, back to the POINT OF BEGINNING. Said parcel located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

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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)

Bill of Sale Appraisal X Sales Contract Other: 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



Filed and Recorded Official Public Records Judge James W. Fuhrmeister, Probate Judge, County Clerk Shelby County, AL 06/29/2017 09:21:07 AM \$196.00 CHERRY 20170629000232060

Signature of Agent

Signature of Clerk