20171129000428170 11/29/2017 12:48:29 PM DEEDS 1/3

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226 Send Tax Notice to: Sharon Dale Ake & Ida Cooper Ake 4904 Whispering Lake Circle Hoover, AL 35244

STATE OF ALABAMA)
) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED THOUSAND AND NO/100 DOLLARS (\$800,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, JOHN CRAWFORD and SHERIE CRAWFORD aka SHERRIE CRAWFORD, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, SHARON DALE AKE and IDA COOPER AKE (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 53, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$640,000.00 of the above-recited purchase price is being paid with a purchase money mortgage being recorded simultaneously herewith.

Sherie Crawford and Sherrie Crawford are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of November, 2017.

JOHN CRAWFORD

SHERIE CRAWFORD Aka
SHERRIE CRAWFORD

STATE OF ALABAMA

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JOHN CRAWFORD and SHERIE CRAWFORD aka SHERRIE CRAWFORD, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WHYNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of November,

NOW DIEDLIG

My commission expires:

COUNTY OF JEFFERSON

MALCOLM S. MCLEOD My Commission Expires August 15, 2018

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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	JOHN CRAWFOR	RD and SHERRIE	Grantee's Name <mark>SHARON DALE AKE</mark>	
Mailing Address	4904 WHISPERIN HOOVER, AL 352	IG LAKE CIRCLE	Mailing Address 4904 WHISPERING LAKE CIRCLE HOOVER, AL 35244	
Property Address	4904 WHISPERIN HOOVER, AL 352	IG LAKE CIRCLE 244	Date of Sale November 28, 2017	
			Total Purchase Price \$800,000.00 ог	
			Actual Value \$	
			or Assessor's Market Value \$	
•		aimed on this form ca idence is not required	in be verified in the following documentary evidence: (check	
Bill of Sale Sales Contract			Appraisal	
Sales Collica X_Closing State			Other	
If the conveyance of this form is not	7	ed for recordation con	tains all of the required information referenced above, the filing	
Instructions				
Grantor's name an current mailing add	_	provide the name of	the person or persons conveying interest to property and their	
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.				
• •	the physical addre perty was conveyed		ng conveyed, if available. Date of Sale - the date on which	
Total purchase priethe instrument offer		nt paid for the purchas	se of the property, both real and personal, being conveyed by	
	for record. This ma		e of the property, both real and personal, being conveyed by the appraisal conducted by a licensed appraiser or the assessor's	
valuation, of the pr	operty as determine	ed by the local official	he current estimate of fair market value, excluding current use I charged with the responsibility of valuing property for property d pursuant to Code of Alabama 1975 § 40-22-1(h).	
further understand	•	ements claimed on th	ormation contained in this document is true and accurate. It is form may result in the imposition of the penalty indicated in	
Date <u>November</u>	28, 2017		Print Malcolm S. McLeod	
Unattested		(verified by)	_ SignS	
		(verified by) Filed and Recorded Official Public Records Judge James W. Fuhrmeiste County Clerk Shelby County, AL		

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\$182.00 DEBBIE

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Form RT-1

Alabama 08/2012 LSS

File 170758