

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
John & Brittany Crowe
1835 Sunset Ln.
Helena, AL 35020

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Seventy-Four Thousand Nine Hundred Dollars and NO/100 (\$174,900.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Andy Brown and Lindsay Brown, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **John Bradley Crowe and Brittany Renee Crowe** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama. Thence in an Easterly direction along the South boundary of said 1/4 - 1/4 section 348.98 feet; thence turn an angle of 90 degrees to the left in a Northerly direction 440 feet to the point of beginning; thence continue in a Northerly direction along a straight line projection of the last mentioned course 110 feet; thence turn an angle of 90 degrees to the right in an Easterly direction 275 feet; thence turn an angle of 90 degrees to the right in a Southerly direction 110; thence turn an angle of 90 degrees to the right in a Westerly direction 275 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 159,928 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their 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 good right to sell and convey the same as aforesaid; that we will and 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 persons

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 15th day of December, 2017.

[Signature]
Andy Brown

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Andy Brown** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2017.



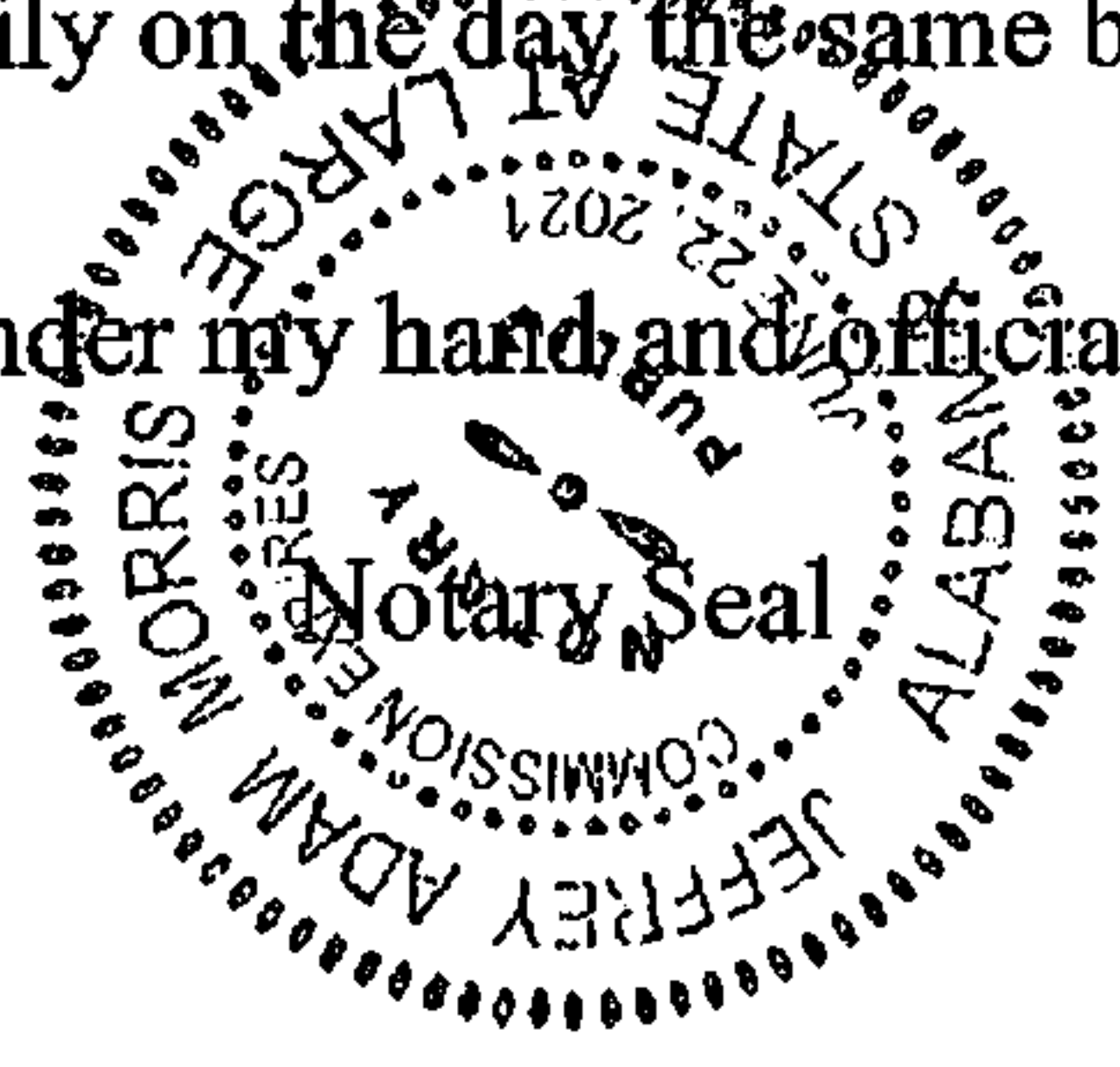
[Signature]
Notary Public
My commission expires:

[Signature]
Lindsay Brown

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Lindsay Brown** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2017.



[Signature]
Notary Public
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Andy Brown
Mailing Address 155 Appleford Rd.
Helena, AL 35080

Grantee's Name John & Brittany Crowe
Mailing Address 1835 Sunset Ln.
Helena, AL
35080

Property Address 1835 Sunset Ln.
Helena, AL
35080

Date of Sale 12-15-17
Total Purchase Price \$ 174,900
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/19/2017 08:32:21 AM
\$36.00 CHERRY
20171219000451350

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 12-15-17

Print James Goate

Unattested _____

Sign _____