

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Susan Crumpton
165 Alston Farm Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles O. Tidmore and wife, Joyce V. Tidmore** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Susan Crumpton and Gary Crumpton** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.


SUBJECT TO:

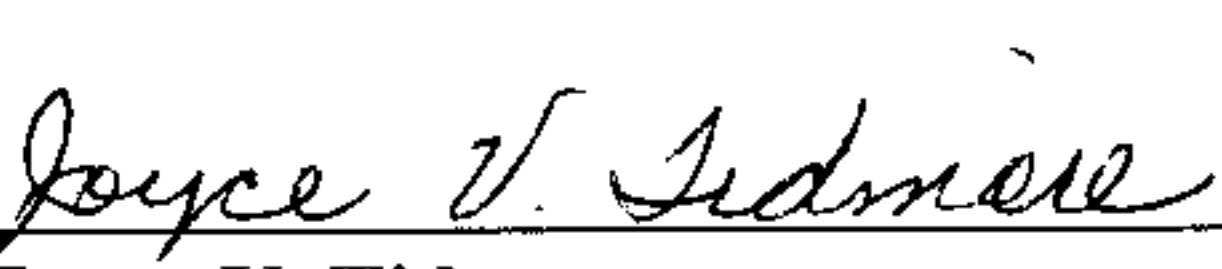
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

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 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of January, 2018.



Charles O. Tidmore


Joyce V. Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles O. Tidmore and Joyce V. Tidmore**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2018.


Notary Public
My Commission Expires:

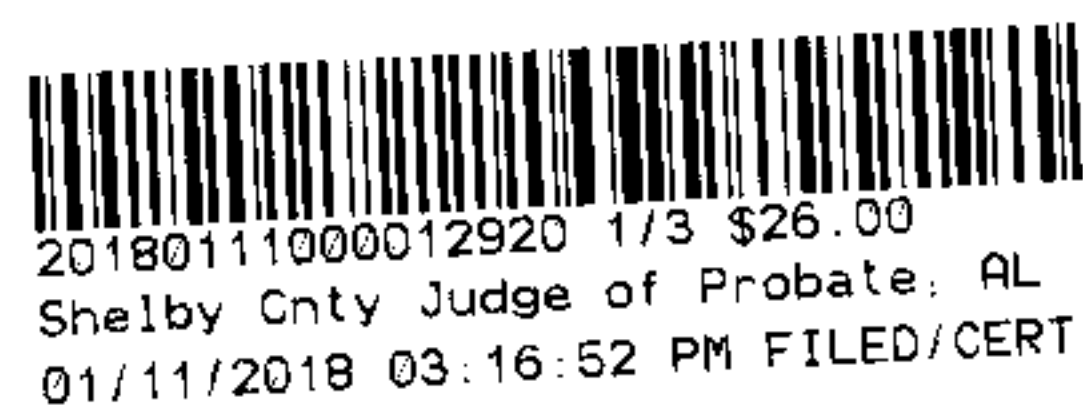


EXHIBIT A – LEGAL DESCRIPTION

PARCEL IV:

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 21, Township 21 South, Range 1 West, and run West along the North line thereof 327.06 feet to the centerline of Waxahatchee Creek and the point of beginning; thence continue along the said North line a distance of 151.31 feet to the centerline of an old road; thence 99 degrees 36 minutes 48 seconds left and run 100.23 feet; thence 10 degrees 50 minutes 35 seconds right and run 271.48 feet; thence 23 degrees 06 minutes 05 seconds left and run 182.02 feet; thence 19 degrees 48 minutes 10 seconds right and run 157.74 feet; thence 30 degrees 24 minutes 15 seconds right and run 381.12 feet; thence 61 degrees 14 minutes 40 seconds right and run 218.82 feet; thence 43 degrees 13 minutes 00 seconds right and run 528.77 feet; thence 12 degrees 30 minutes 30 seconds right and run 508.7 feet; thence 23 degrees 24 minutes 00 seconds left and run 374.5 feet; thence 13 degrees 12 minutes 15 seconds left and run 582.77 feet to the West line of the NE 1/4 of the SE 1/4 of Section 20 of said Township and Range; thence 102 degrees 28 minutes 04 seconds right and run 764.29 feet to an iron rail at the NW corner of the NE 1/4 of the SE 1/4; thence 0 degrees 26 minutes 00 seconds right and run 867.46 feet to the center of Waxahatchee Creek as follows: 86 degrees 29 minutes 58 seconds right and run 105.31 feet; thence 16 degrees 40 minutes 38 seconds right and run 242.78 feet; thence 43 degrees 43 minutes 05 seconds left and run 30.10 feet; thence 41 degrees 34 minutes 20 seconds left and run 53.0 feet; thence 6 degrees 23 minutes 48 seconds left and run 44.67 feet; thence 4 degrees 45 minutes 30 seconds left and run 65.72 feet; thence 52 degrees 34 minutes 15 seconds right and run 50.88 feet; thence 68 degrees 24 minutes 55 seconds right and run 177.72 feet; thence 35 degrees 45 minutes 13 seconds left and run 286.82 feet; thence 44 degrees 36 minutes 16 seconds left and run 42.73 feet; thence 18 degrees 46 minutes 40 seconds left and run 63.51 feet; thence 52 degrees 38 minutes 14 seconds left and run 198.19 feet; thence 41 degrees 57 minutes 48 seconds right and run 67.06 feet; thence 113 degrees 26 minutes 53 seconds right and run 117.48 feet; thence 10 degrees 31 minutes 37 seconds left and run 200.16 feet; thence 1 degree 25 minutes 39 seconds left and run 200.47 feet; thence 1 degree 25 minutes 19 seconds left and run 100.45 feet; thence 26 degrees 17 minutes 03 seconds right and run 213.44 feet; thence 28 degrees 13 minutes 07 seconds left and run 134.31 feet; thence 49 degrees 06 minutes 10 seconds right and run 161.61 feet; thence 36 degrees 06 minutes 58 seconds left and run 126.08 feet; thence 10 degrees 02 minutes 27 seconds right and run 267.73 feet; thence 3 degrees 05 minutes 03 seconds right and run 102.01 feet; thence 29 degrees 34 minutes 00 seconds right and run 31.79 feet; thence 56 degrees 44 minutes 13 seconds left and run 117.38 feet; thence 12 degrees 54 minutes 40 seconds left and run 43.43 feet; thence 72 degrees 10 minutes 27 seconds right and run South from Waxahatchee Creek 226.02 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated November 8, 1988.



20180111000012920 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
01/11/2018 03:16:52 PM FILED/CERT

Grantor's Name Charles Tidmore
 Mailing Address 205 Alston Farm Rd
Columbiana AL
35051

Grantee's Name Susan Crumpton
 Mailing Address 165 Alston Farm Rd
Columbiana AL
35051

Property Address Vacant
Hwy 70

Date of Sale 1-10-18
 Total Purchase Price \$ 5000.00
 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
☒ 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 - 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).

ate _____
 Unattested _____
 (verified by) _____
 Print Charles Tidmore
 Sign Charles Tidmore
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1