

SEND TAX NOTICE TO:
Julie Croushorn
2145 Kirkman Drive
Hoover, AL 35242

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney
2013 Kentucky Avenue
Birmingham, AL 35216

WARRANTY DEED


20180202000037480 1/4 \$83.50
Shelby Cnty Judge of Probate, AL
02/02/2018 04:10:29 PM FILED/CERT

Joint Tenants with Right of Survivorship

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY }

That in consideration of ONE and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I,

Julie Allison Croushorn, a married woman,

(herein referred to as GRANTOR) do grant, bargain, sell and convey unto

Julie Allison Croushorn and Ekkehard Bonatz

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached EXHIBIT ONE for the legal description of the property being conveyed.

The subject property does not constitute the homestead of the grantor.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a

good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 26th day of September 2017.

Julie Allison Croushorn
Julie Allison Croushorn

ACKNOWLEDGMENT

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie Allison Croushorn, 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 this 26th day of September 2017.

Jack W. Monroe, Jr.
Jack W. Monroe, Jr.
Notary Public
My commission expires 7-27-2020.



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EXHIBIT ONE

Lot 3, according to the Survey of Phase One, Hidden Creek III, as recorded in Map Book 26, Page 13, in the Probate Office, of Shelby County, Alabama.

This property is subject to the following:

1. 15-foot building line from Hidden Creek Parkway and 15-foot easement along rear lot line as shown on survey prepared by Hill Surveying Company, J. Albert Hill, AL, Reg. No. 9682; dated October 22 1999; survey.
2. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens (provisions, if any, based on race, color, religion, or national origin are omitted) provided in the Covenants, Conditions and Restrictions recorded in Instrument # 1998-03074, amended in Instrument # 1998-03075; Instrument # 1998-03077 and Instrument # 1999-1568, amended in Instrument # 1998-23229.
4. Easement to Plantation Pipe Line as recorded in Deed Book 306, Page 416, and Deed Book 252, Page 603.
5. Right of way to Alabama Power Company as recorded in Deed Book 127, Page 375.
6. Easement for roadway as referred to in an affidavit appearing of record in Misc. Book 6, Page 53.



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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 JULIE ALLISON CROUSHORN

Mailing Address
2145 KIRKMAN DRIVE
HOOVER, AL 35242

Grantee's Name JULIE ALLISON CROUSHORN and

Mailing Address
EKKEHARD BONATZ
2145 KIRKMAN DRIVE
HOOVER, AL 35242

Property Address 104 HIDDEN CREEK PARKWAY
PELHAM, AL 35124

Date of Sale SEPTEMBER 22, 2017

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 118,700.00

GRANTOR CONVEYS TO HERSELF AND HUSBAND. 1/2 ASSESSED VALUE + \$59,350.00
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
☐ 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).

Date 9-26-17

Print JULIE ALLISON CROUSHORN

Unattested

(verified by)

Sign Julie Allison Croushorn

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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