

This Instrument was Prepared by:

Send Tax Notice To: James E. Edwards, Jr.  
Misty B. Edwards

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1085 Long Branch Parkway  
Calera, AL 35040

File No.: S-18-24930

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Carol C. Rose, a single woman and Daniel O. Crowson, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James E. Edwards, Jr. and Misty B. Edwards**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO


**Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

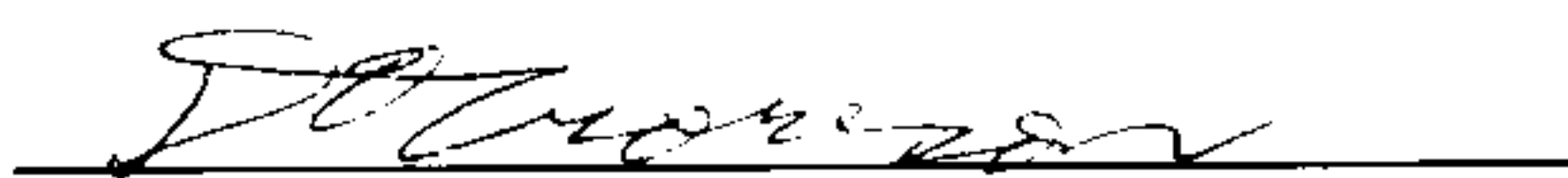
**\$100,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

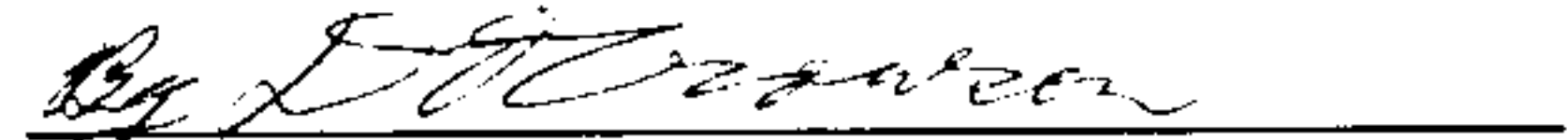
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

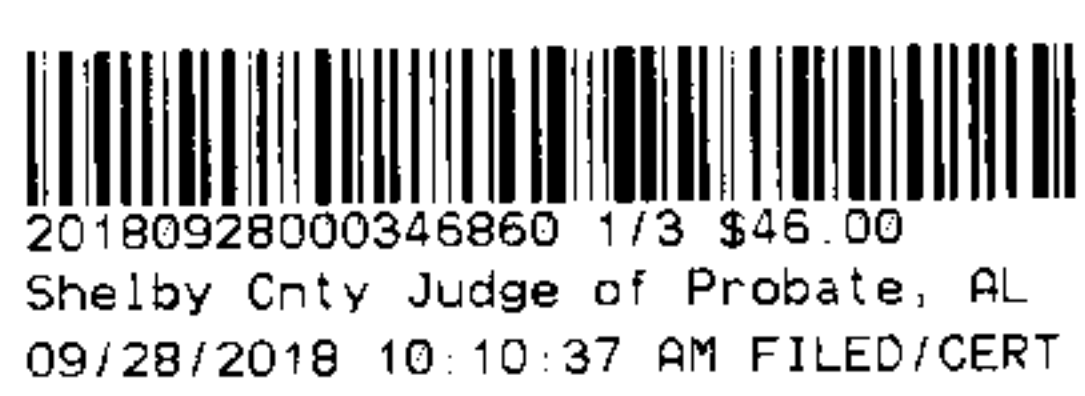
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of September, 2018.

  
\_\_\_\_\_  
Carol C. Rose

  
\_\_\_\_\_  
Daniel O. Crowson

  
\_\_\_\_\_  
By Daniel O. Crowson  
Attorney In Fact

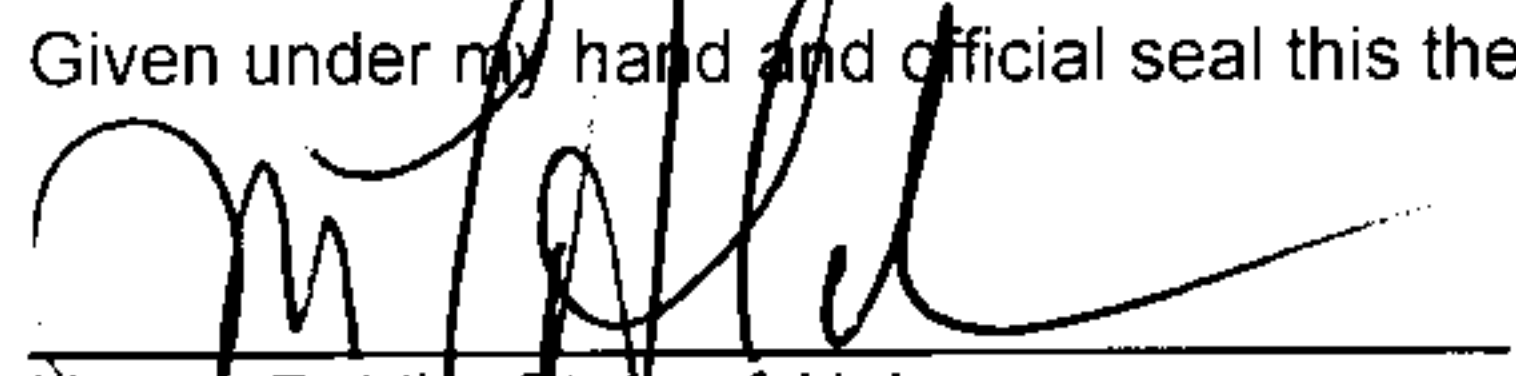


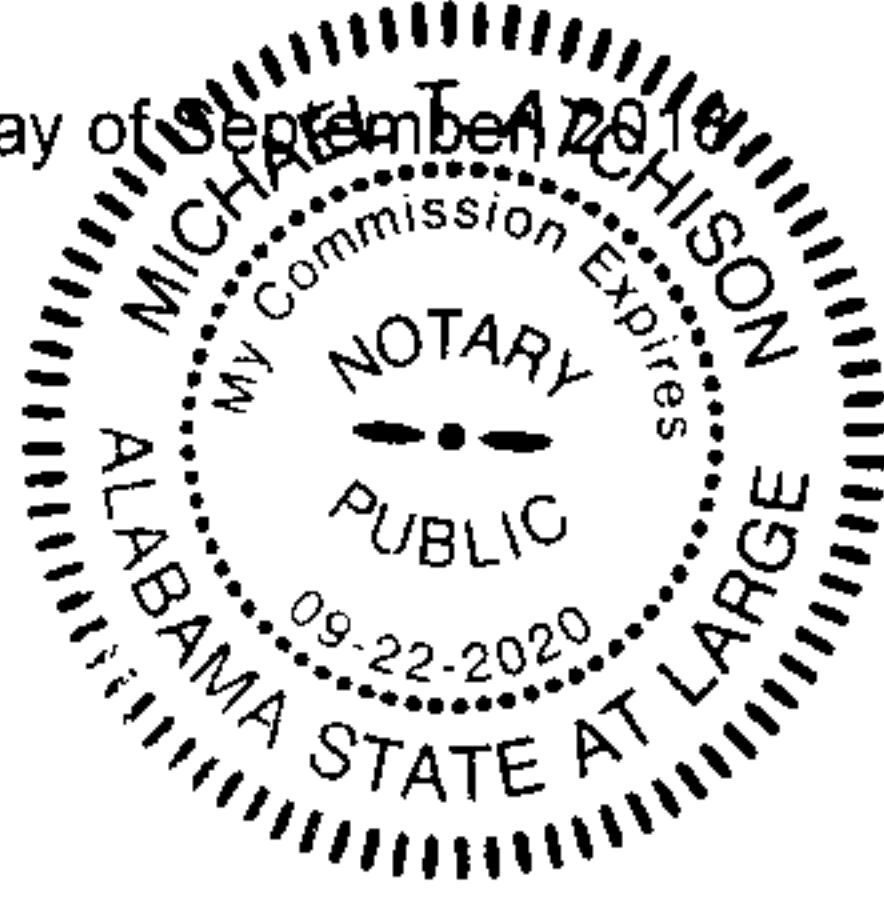
Shelby County, AL 09/28/2018  
State of Alabama  
Deed Tax \$25 00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Daniel O. Crowson as Attorney in Fact for Carol C. Rose and Daniel O. Crowson, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 27th day of September 2018  
  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The SW 1/4 of NE 1/4 of Section 13, Township 22 South, Range 2 West, less the South 431 feet.  
ALSO, EXCEPT a tract in the Northeast corner of said 1/4-1/4 section, said tract being 420 feet, East and West and 210 feet North and South.

SUBJECT TO an easement described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 2 West; thence southerly along West line of said 1/4-1/4 section 891.02 feet; thence left 88 degrees 39 minutes 02 seconds and run 8 feet to the POINT OF BEGINNING of a centerline description of a 16 foot wide easement; thence left 91 degrees 20 minutes 58 seconds and run 409.6 feet; thence right 90 degrees 40 minutes and run 848.0 feet; thence left 55 degrees 52 minutes and run 341.63 feet to the end of easement.

  
20180928000346860 2/3 \$46.00  
Shelby Cnty Judge of Probate. AL  
09/28/2018 10:10:37 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Carol C. Rose Daniel O. Crowson
Mailing Address 677 Leach Cemetery Rd, AL Calera AL 35040
Grantee's Name James E. Edwards, Jr. Misty B. Edwards
Mailing Address 1085 Longbranch Parkway, AL Calera AL 35040
Property Address Leach Cemetery Road Calera, AL 35040
Date of Sale September 27, 2018
Total Purchase Price \$125,000.00
Actual Value
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
xx 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 of 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 September 27, 2018

Print Carol C. Rose

Unattested (verified by)

Sign Carol C. Rose (Grantor/Grantee/Owner/Agent) circle one



20180928000346860 3/3 \$46.00
Shelby Cnty Judge of Probate, AL
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