

This Instrument was Prepared by:

Send Tax Notice To: Rachel Susanne Jordal
Troy Anthony Jordal

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

File No.: S-19-25217

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 **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, 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, **Billy Wayne Crenshaw, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rachel Susanne Jordal and Troy Anthony Jordal**, (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein or his spouse.

\$180,000.00 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 29th day of January, 2019.



Billy Wayne Crenshaw

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Billy Wayne Crenshaw, 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 29th day of January, 2019.



Notary Public, State of Alabama
9/22/2020
My Commission Expires: September 22, 2020


20190212000046160 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
02/12/2019 03:38:41 PM FILED/CERT



Shelby County, AL 02/12/2019
State of Alabama
Deed Tax: \$45.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A portion of the NE 1/4 of the NE 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows: Begin at the NE corner of Section 31, Township 21 South, Range 1 East and run westerly along the North side of the said section for 820.47 feet to an iron on the SW right of way of Shelby County Road No. 28; thence turn an angle of 139 degrees 06 minutes to the left and run southeasterly along the SW right of way of said road #28 for 686.30 feet to a point in centerline of a 30 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 degrees 00 minutes to the right and run southwesterly along the 30 foot access easement for 851.71 feet; thence turn an angle of 90 degrees 30 minutes to the right and run northwesterly for 15.00 feet to the point of beginning; thence continue along the same line running northwesterly for 166.17 feet; thence turn an angle of 89 degrees 30 minutes to the right and run northeasterly for 262.18 feet; thence turn an angle of 90 degrees 30 minutes to the right and run southeasterly for 166.17 feet to a point on the West side of the said 30 foot wide access easement; thence turn an angle of 89 degrees 30 minutes to the right and run southwesterly along the West side of the 30 feet wide access easement for 262.18 feet back to the point of beginning. Situated in Shelby County, Alabama.

PARCEL IV:

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 21 South, Range 1 East, more particularly described as follows:

Begin at the Northeast corner of Section 31, Township 21 South, Range 1 East, and run westerly along the North side of said section for 820.47 feet to an iron on the Southwest right of way of Shelby County Road No. 28; thence turn an angle of 139 degrees 06 minutes to the left and run southeasterly along the Southwest right of way of said road number 28 for 686.30 feet to a point in centerline of a 30 foot wide access easement which provides access to the parcel herein described; thence turn an angle of 90 degrees 00 minutes to the right and run southwesterly along the 30 foot wide access easement for 851.71 feet; thence turn an angle of 90 degrees 30 minutes to the right and run northwesterly for 15.00 feet to the point of beginning; thence turn and angle of 90 degrees 30 minutes to the left and run southwesterly for 100.00 feet; thence turn and run northwesterly for 240.55 feet; thence turn an angle of 89 degrees 30 minutes to the right and run northeasterly for 362.18 feet; thence turn an angle of 90 degrees 30 minutes to the right and run southeasterly for 74.38 feet; thence turn an angle of 89 degrees 30 minutes to the right and run southwesterly for 262.18 feet; thence turn an angle of 89 degrees 30 minutes to the left and run southeasterly for 166.17 feet back to the point of beginning. Situated in Shelby County, Alabama.


20190212000046160 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
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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 Billy Wayne Crenshaw (AS TO
PARCEL 1) Billy Wayne Crenshaw
and Linda Sue Crenshaw (AS TO
REMAINDER)

Mailing Address _____

Property Address 89 Walden Rd.
Columbiana, AL 35051

Grantee's Name Rachel Susanne Jordal
Troy Anthony Jordal

Mailing Address 89 Walden Rd
Columbiana AL
35051

Date of Sale January 29, 2019

Total Purchase Price \$225,000.00

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
☒ 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.

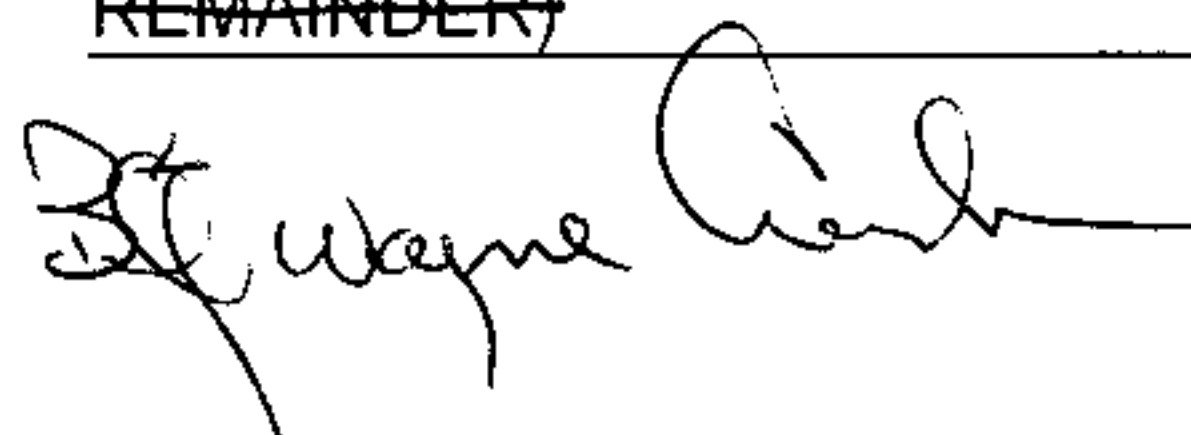
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 February 05, 2019

Print Billy Wayne Crenshaw (AS TO PARCEL 1) Billy
Wayne Crenshaw and Linda Sue Crenshaw (AS TO
REMAINDER)




20190212000046160 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
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Form RT-1