

THIS INSTRUMENT WAS PREPARED BY:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:

Lynne A. Massey
3051 Old Stone Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA ()

SHELBY COUNTY ()

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$189,900.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **ROBERT RUSSELL CROSSNO AND ASHLEY VIRGINIA CROSSNO, HUSBAND AND WIFE** (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **LYNNE A. MASSEY** (hereinafter referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama.

Lot 24, Block 2, according to the Survey of Town of Adam Brown Phase 2, as recorded in Map Book 8, Page 25, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights not owned by the Grantor, if any.


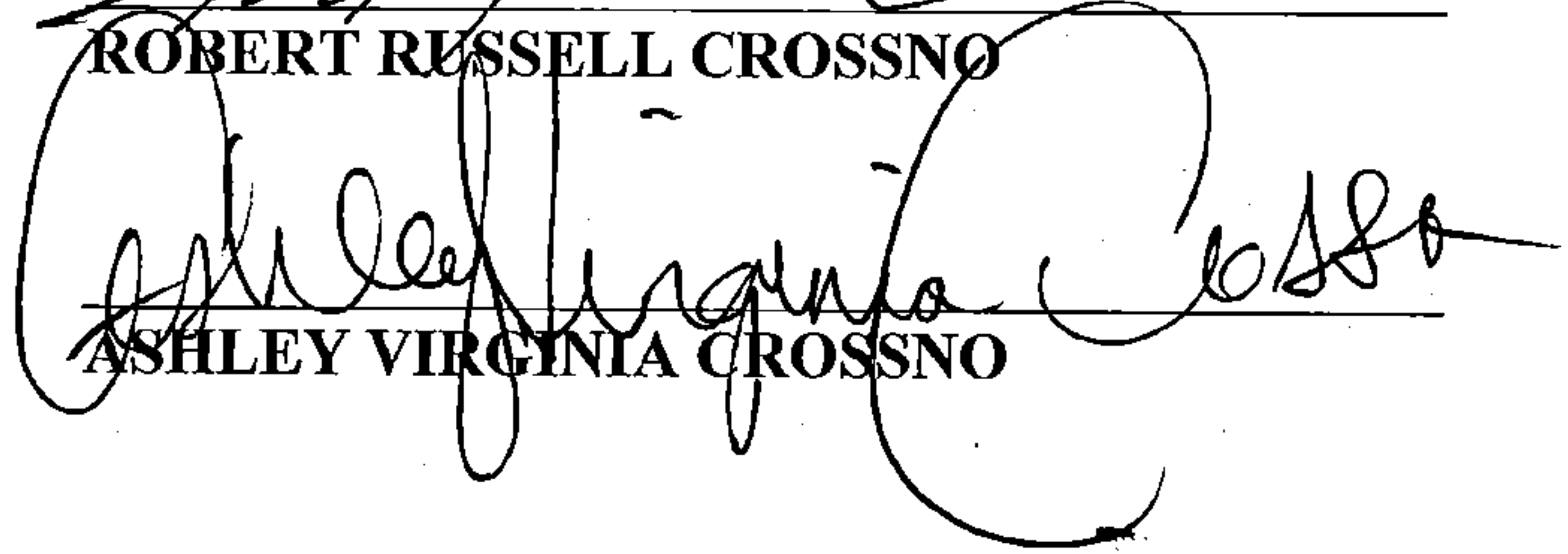
NOTE: \$109,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her or their heirs and assigns forever.

And I do for myself (ourselves) 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 (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, we have hereunto set our hands and seals, this 17th day of May, 2019.

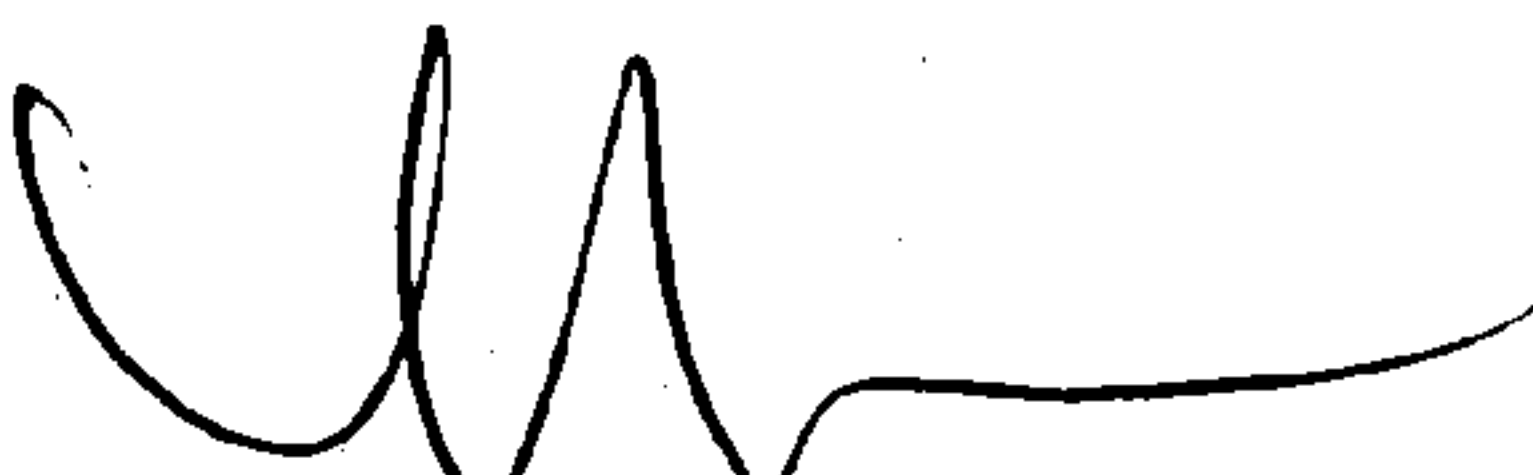
WITNESS:


ROBERT RUSSELL CROSSNO

ASHLEY VIRGINIA CROSSNO

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

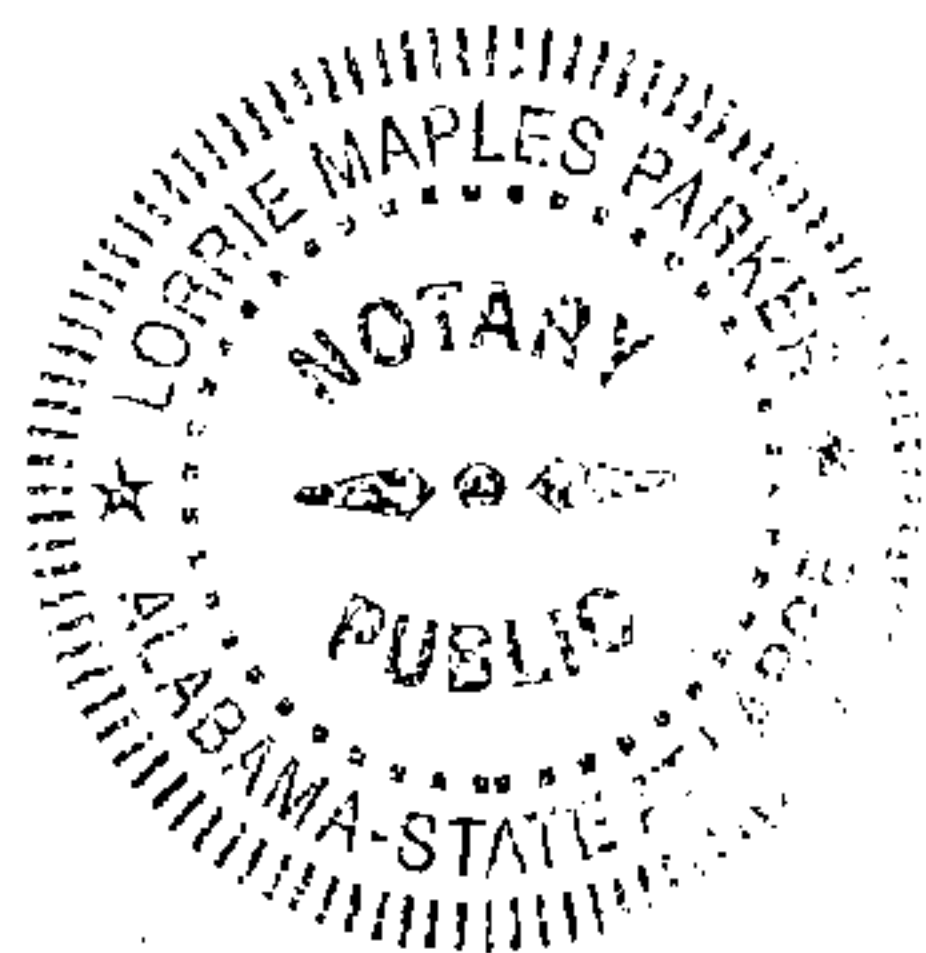
I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Robert Russell Crossno and Ashley Virginia Crossno, husband and wife, whose names are signed to the foregoing instrument, and who are known by me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 17th day of May, 2019.



Lorrie Maples Parker, Notary Public

My Commission Expires: 10/16/2019





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2019 10:21:46 AM
\$101.00 CHERRY
20190520000171310

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Robert Russell Crossno	Grantee's Name	Lynne A. Massey
	Ashley Virginia Crossno		
Mailing Address	5468 Woodford Drive	Mailing Address	3051 Old Stone Drive
	Birmingham, Alabama 35242		Birmingham, Alabama 35242
Property Address	3051 Old Stone Drive	Date of Sale	May <u>17</u> , 2019
	Birmingham, Alabama 35242		
		Total Purchase Price	\$189,900.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other _____
<input type="checkbox"/>	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 May, 2019
Unattested _____

Print: Robert Russell Crossno
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Date May, 2019
Unattested _____

Print: Ashley Virginia Crossno
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1