

This Instrument was Prepared by:

Send Tax Notice To: Chase Allen Crumpton

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-19-25427

119 Highland Dr
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Five Thousand Five Hundred Dollars and No Cents (\$65,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **The Realty Studio, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Chase Allen Crumpton**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 9D of a Resubdivision of Lot 9B of Mooney Estates, as recorded in Map Book 46, Page 91, in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor herein reserves all oil and mineral rights to the above described property.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Charles S. Perryman, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May, 2019.

THE REALTY STUDIO, LLC

Charles S. Perryman

Charles S. Perryman
Managing Member

State of Alabama

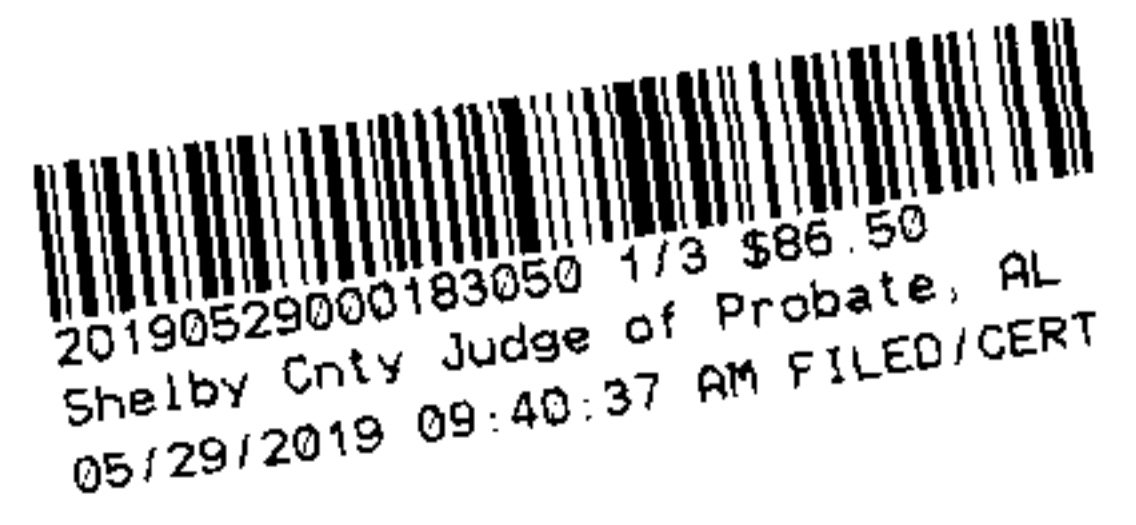
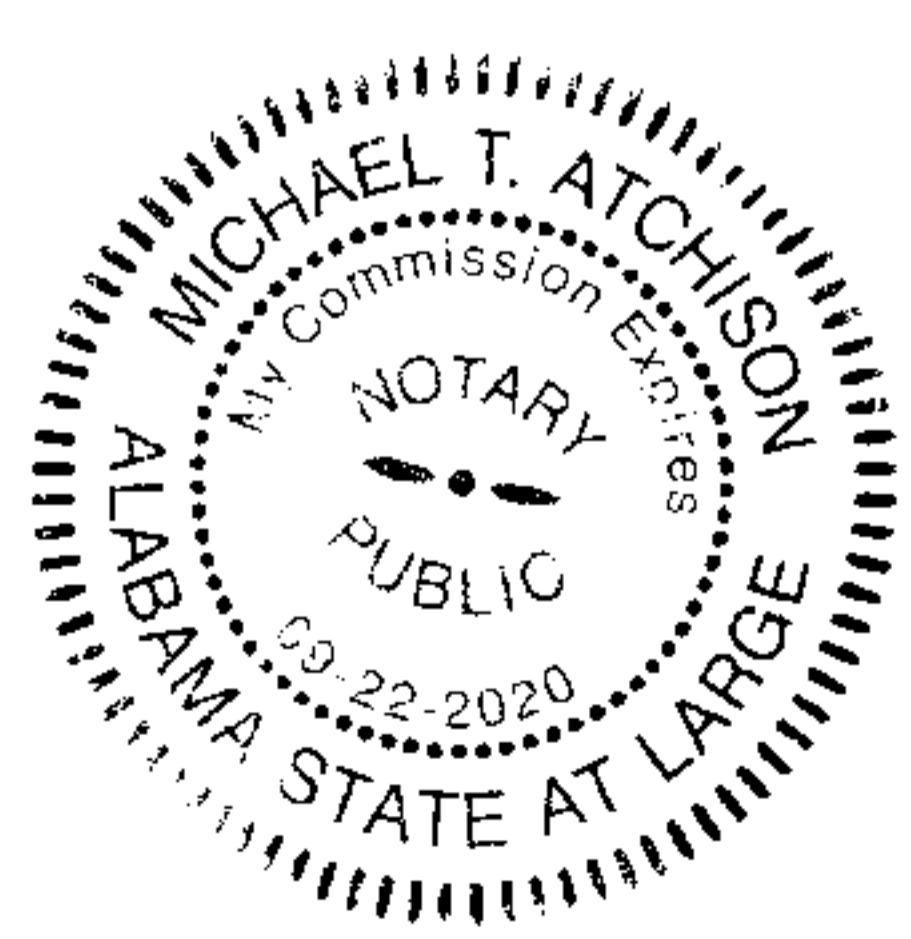
County of Shelby

I, Mike T Atchison, a Notary Public in and for said County in said State, hereby certify that Charles S. Perryman, as managing member of The Realty Studio, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of May, 2019.

Mike T. Atchison


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 05/29/2019
State of Alabama
Deed Tax: \$65.50

RESTRICTIONS

The property being conveyed herein shall be restricted to NO manufactured homes such as single or doublewide trailers, Motorhomes/RV's are to be used as domiciles and anything other than a traditional "stick built" home will be allowed on Parcel 1 as long as Parcel 2 is owned by Seller. Seller is allowing and excludes from above, one Yurt, if permitted with local governing agencies and structures use to house livestock. Any other structure will need Seller review and approval in writing.



Charles S. Perryman, Managing Member
The Realty Studio, LLC



Chase Allen Crumpton



20190529000183050 2/3 \$86.50
Shelby Cnty Judge of Probate, AL
05/29/2019 09:40:37 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 The Realty Studio, LLC
Mailing Address PO Box 360232 Hoover, AL 35236

Grantee's Name Chase Allen Crumpton
Mailing Address 119 Highland Dr Columbiana, AL 35051

Property Address Mooney Road Columbiana, AL 35051

Date of Sale May 16, 2019
Total Purchase Price \$65,500.00
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
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 May 13, 2019

Print The Realty Studio, LLC

Unattested (verified by)

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

