

20190626000227020
06/26/2019 01:44:21 PM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
James & Jennifer Crisman
1073 Rock School Rd
Harpersville, Rd 35078

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

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KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Forty-Nine Thousand Six Hundred Eighty-Six Dollars and 0/100 (\$49,686.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **The Westervelt Company, Inc., a Delaware Corporation**, as **successor by merger to Gulf States Paper Corporation** (herein referred to as **Grantor**), do hereby grant, sell, bargain and convey unto, **James C. Crisman, III and Jennifer C. Crisman** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby County, Alabama** to wit:

See Attached Exhibit A.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Grantor reserves unto itself, its successors or assigns all oil, gas, minerals, greenhouse gases, and mineral and mining rights that it may own.

None of the above consideration was secured by and through any purchase money mortgage.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and for our successors and assigns, covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, successors and administrators, shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set its hands and seals, this 21st day of June, 2019.

James J. King, Jr.
The Westervelt Company, Inc.
By: James J. King, Jr.
Its: Vice President

STATE OF Alabama
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that James J. King, Jr., whose name as Vice President of The Westervelt Company, Inc. is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily in his capacity as Vice President on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2019.

Notary Seal

Debra Baylark
Notary Public
My commission expires: **MY COMMISSION EXPIRES DEC. 12, 2021**

EXHIBIT A
LEGAL DESCRIPTION

A part of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4, Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at a 1/2" rebar in place being the Northeast corner of Section 33, Township 19 South, Range 1 East, Shelby County, Alabama, proceed South 01° 00' 08" East along the East boundary of said Section 33 for a distance of 1255.46 feet to a 1/2" open top pipe in place being the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33; thence proceed South 00° 58' 29" East along the East boundary of said Section 33 and along the East boundary of the Southeast 1/4 of the Northeast 1/4 for a distance of 224.08 feet (set 1/2" rebar); thence proceed South 89° 01' 31" West for a distance of 1040.98 feet to the point of beginning. From this beginning point proceed South 01° 06' 07" East for a distance of 974.00 feet; thence proceed South 04° 46' 34" East for a distance of 1017.18 feet to a point on the Northerly right-of-way of a Shelby County paved road; thence proceed Northwesterly along the Northerly right-of-way of said road for a chord bearing and distance of North 47° 31' 43" West, 405.11 feet to a 1/2" open top pipe in place; thence proceed North 04° 46' 34" West for a distance of 728.54 feet to a 1/2" open top pipe; thence proceed North 01° 06' 07" West for a distance of 982.82 feet (set 1/2" rebar CA-0114-LS); thence proceed North 89° 01' 31" East for a distance of 275.0 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2019 01:44:21 PM
\$74.00 CHARITY
20190626000227020

20190626000227020 06/26/2019 01:44:21 PM DEEDS 4/4

Allen S. Byrd

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 Westervelt Company, Inc.
Mailing Address 1400 Jack Warner Pkwy NE
Tuscaloosa AL 35404

Grantee's Name James Crisman and Jennifer Crisman
Mailing Address 1073 Rock School Rd
Harpersville AL 35078

Property Address Part of Parcel ID
08-8-33-0-000-001.000

Date of Sale 6/25/19
Total Purchase Price \$ 49686.00
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 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 6/25/19

Print LYNDA HOWARD

Sign Lynda Howard

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1