

SEND TAX NOTICE TO:
James W. Crawford, Jr.
1045 Belvedere Cove
Birmingham, AL 35242

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **James W. Crawford, Jr.**, an unmarried man (herein referred to as grantor), grant, bargain, sell and convey unto **James W. Crawford, Jr. as Trustee, or any successor Trustee of the James W. Crawford, Jr. Management Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 9, according to the Final Plat of Belvedere Cove Phase 1, as recorded in Map Book 35, Page 45 A & B, in the Probate Office of Shelby County, Alabama.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

This is the homestead of the Grantor.

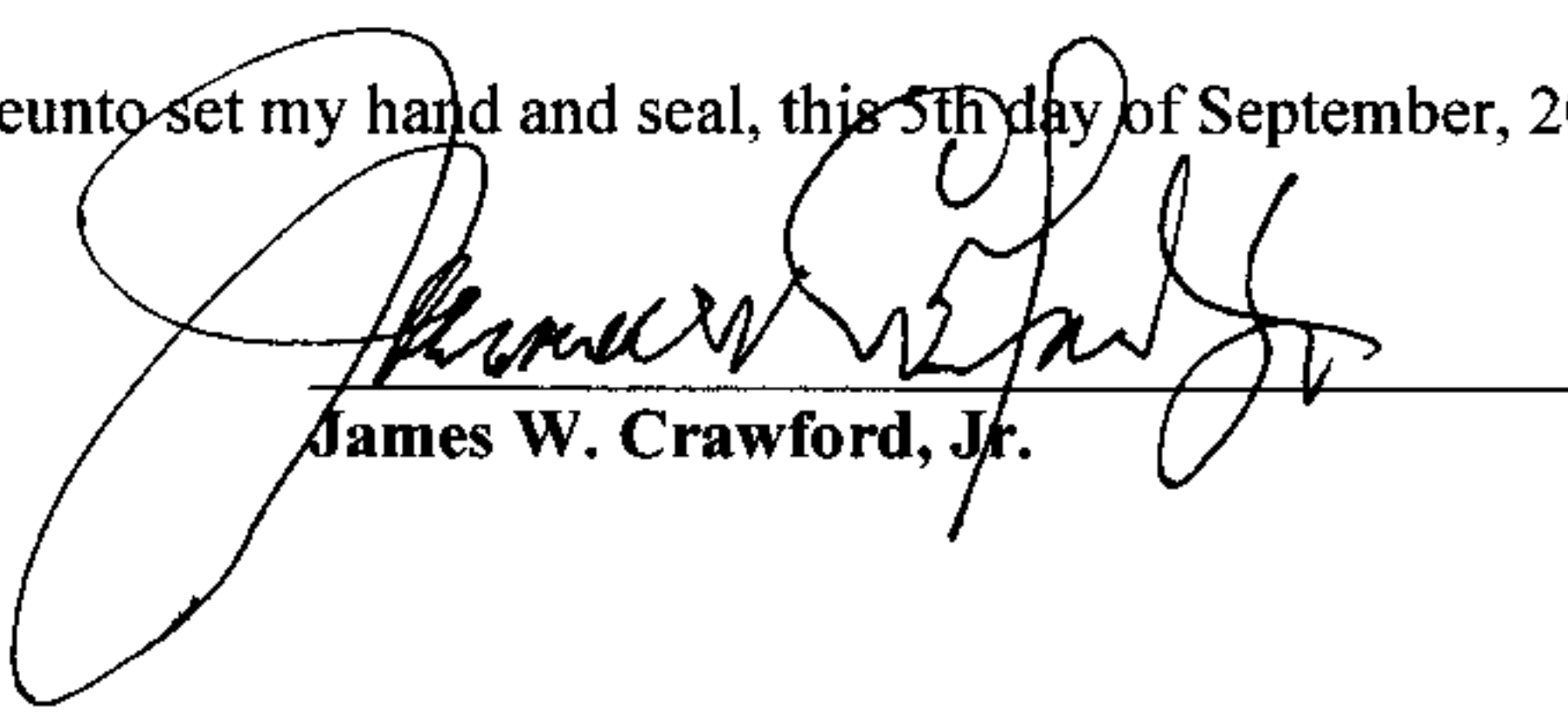
The Grantor is predeceased by his spouse, Barbara Jane Crawford.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his 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 heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of September, 2019.


James W. Crawford, Jr.

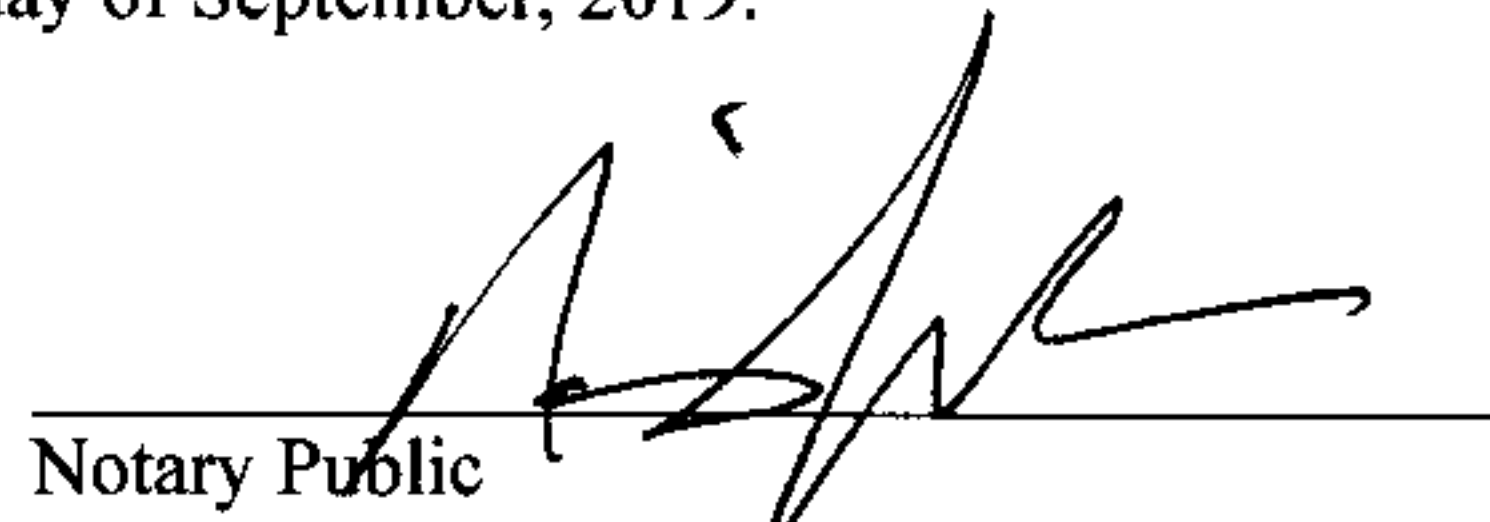
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that James W. Crawford, Jr., whose name 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 conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2019.


20190911000333560 1/2 \$414.00
Shelby Cnty Judge of Probate, AL
09/11/2019 10:59:41 AM FILED/CERT


Notary Public
My Commission Expires: 10-26-2019

Shelby County, AL 09/11/2019
State of Alabama
Deed Tax: \$389.00

Real Estate Sales Validation Form

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

Grantor's Name James W. Crawford, Jr.
Mailing Address 1045 Belvedere Cove
Birmingham, AL 35242

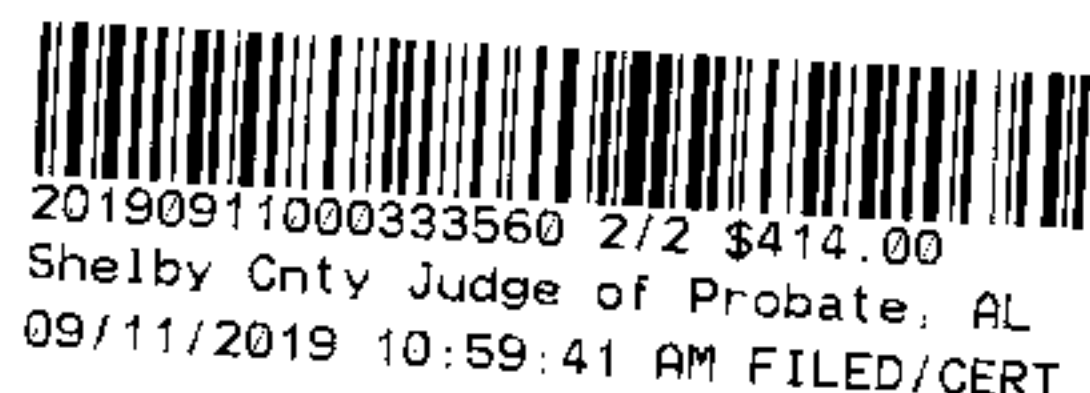
Grantee's Name James W. Crawford, Jr.,
Mailing Address Trustee, James W. Crawford,
Jr. Management Trust
1045 Belvedere Cove
Birmingham, AL 35242

Property Address 1045 Belvedere Cove
Birmingham, AL 35242

Date of Sale 9/5/19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 389,000



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
☐ Sales Contract ☒ Other ☐ Tax Assessor's Notice
☐ 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 9.5.19

Print A. Eric Johnston

☐ Unattested 9/5/2019
(verified by)

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