

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-19-25807

Send Tax Notice To: Virgle Allen Bussey  
Stacey Renee Bussey  
212 S River Dr.  
Shelby, AL 35143

## 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 **One Hundred Forty Two Thousand Dollars and No Cents (\$142,000.00)**, 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, **John C. Crow and Charlotte B. Crow, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Virgle Allen Bussey and Stacey Renee Bussey**, (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 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

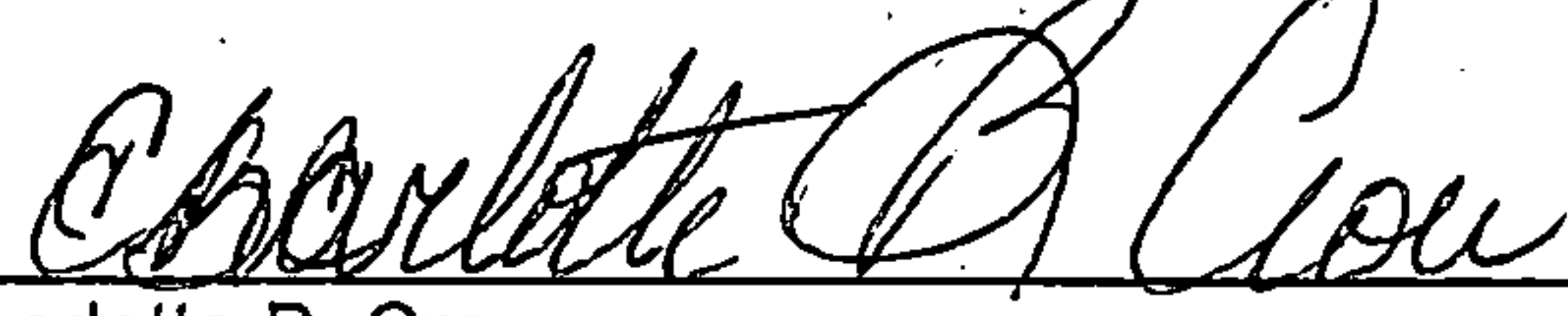
**\$143,434.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 8th day of November, 2019.

  
\_\_\_\_\_  
John C. Crow

  
\_\_\_\_\_  
Charlotte B. Crow

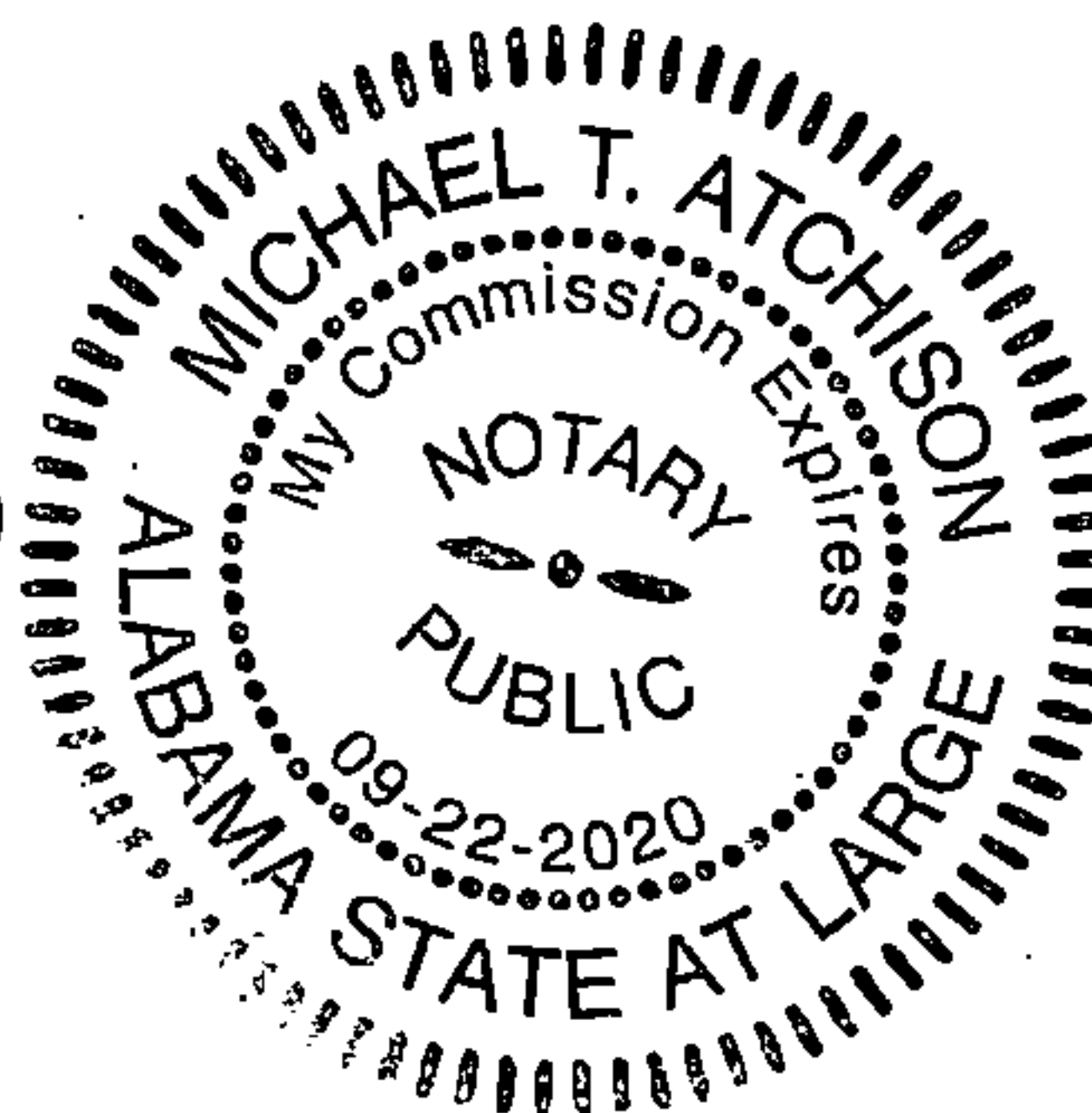
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that John C. Crow and Charlotte B. Crow, 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 8th day of November, 2019.

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



  
20191112000418900 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
11/12/2019 10:58:26 AM FILED/CERT



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Lot 62, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

**PARCEL II:**

A part of Lot 61, Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:  
Commence at the Southwest corner of said Lot 61; thence run Northwest along the line between Lots 61 and 62 a distance of 38.80 feet to a point on the edge of a concrete drive and the point of beginning; thence turn right 03 degrees 06 minutes 24 seconds and run Northwest along the edge of said drive 73.81 feet; thence turn left 31 degrees 10 minutes 45 seconds and run Northwest along the edge of said drive 8.50 feet to a point on the line between said lots; thence turn left 151 degrees 55 minutes 39 seconds and run Southeast along said lot line 81.20 feet to the point of beginning.



20191112000418900 2/3 \$29.00  
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   | John C. Crow<br>Charlotte B. Crow                    | Grantee's Name          | Virgle Allen Bussey<br>Stacey Renee Bussey |
| Mailing Address  | <u>101 Panorama Point</u><br><u>Shelby, AL 35143</u> | Mailing Address         | 212 S River Dr.<br><u>Shelby, AL 35143</u> |
| Property Address | 212 S River Dr.<br><u>Shelby, AL 35143</u>           | Date of Sale            | November 08, 2019                          |
|                  |                                                      | Total Purchase Price    | \$142,000.00                               |
|                  |                                                      | 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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <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 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 November 06, 2019

Unattested

(verified by)

Print John C. Crow

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one