

20200601000217270
06/01/2020 09:17:30 AM
DEEDS 1/4

Send tax notice to:
Scott Nathan Shoop and Andrea Marie Shoop
1357 5th Avenue SW
Alabaster, AL 35007
PEL2000210

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Two Thousand and 00/100 Dollars (\$172,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Ronald Cary Crutchfield, a married man**, Heir at Law of Horace J. Crutchfield, deceased, **Timothy Horace Crutchfield, a married man**, Heir at Law of Horace J. Crutchfield, deceased, **Donald Gary Crutchfield, an unmarried man**, Heir at Law of Horace J. Crutchfield, deceased, and **Sandra Gayle Jacks, a married woman**, Heir at Law of Horace J. Crutchfield, deceased (**hereinafter referred to as "Grantors"**), by **Scott Nathan Shoop and Andrea Marie Shoop** (**hereinafter referred to as "Grantees"**), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, Block 2, according to the Survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$137,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Horace J. Crutchfield having died on or about March 1, 2020, is the surviving grantee in deed recorded in Instrument No. 1993-38796 in the Probate Office of Shelby County, Alabama; the other grantee, Barbara C. Crutchfield having died on or about January 18, 2002. The above named and undersigned Grantors constitute all Heirs at Law of Horace J. Crutchfield, deceased, as established by the affidavits recorded simultaneously herewith.

Horace J. Crutchfield is one and the same person as Horace J. Crutchfield, Jr. and Horace Crutchfield, Jr..

Sandra Gayle Jacks is one and the same person as Sandra Gail Jacks.

The subject property conveyed herein does not constitute the homestead of the Grantors nor the homestead of their respective spouses.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

29th IN WITNESS WHEREOF, Grantors have hereunto set their signatures and seals on this this day of May, 2020.

Ronald Cary Crutchfield

Ronald Cary Crutchfield, Heir at Law
of Horace J. Crutchfield, deceased

Timothy Horace Crutchfield

Timothy Horace Crutchfield, Heir at Law
of Horace J. Crutchfield, deceased

Donald Gary Crutchfield

Donald Gary Crutchfield, Heir at Law
of Horace J. Crutchfield, deceased

Sandra Gayle Jacks

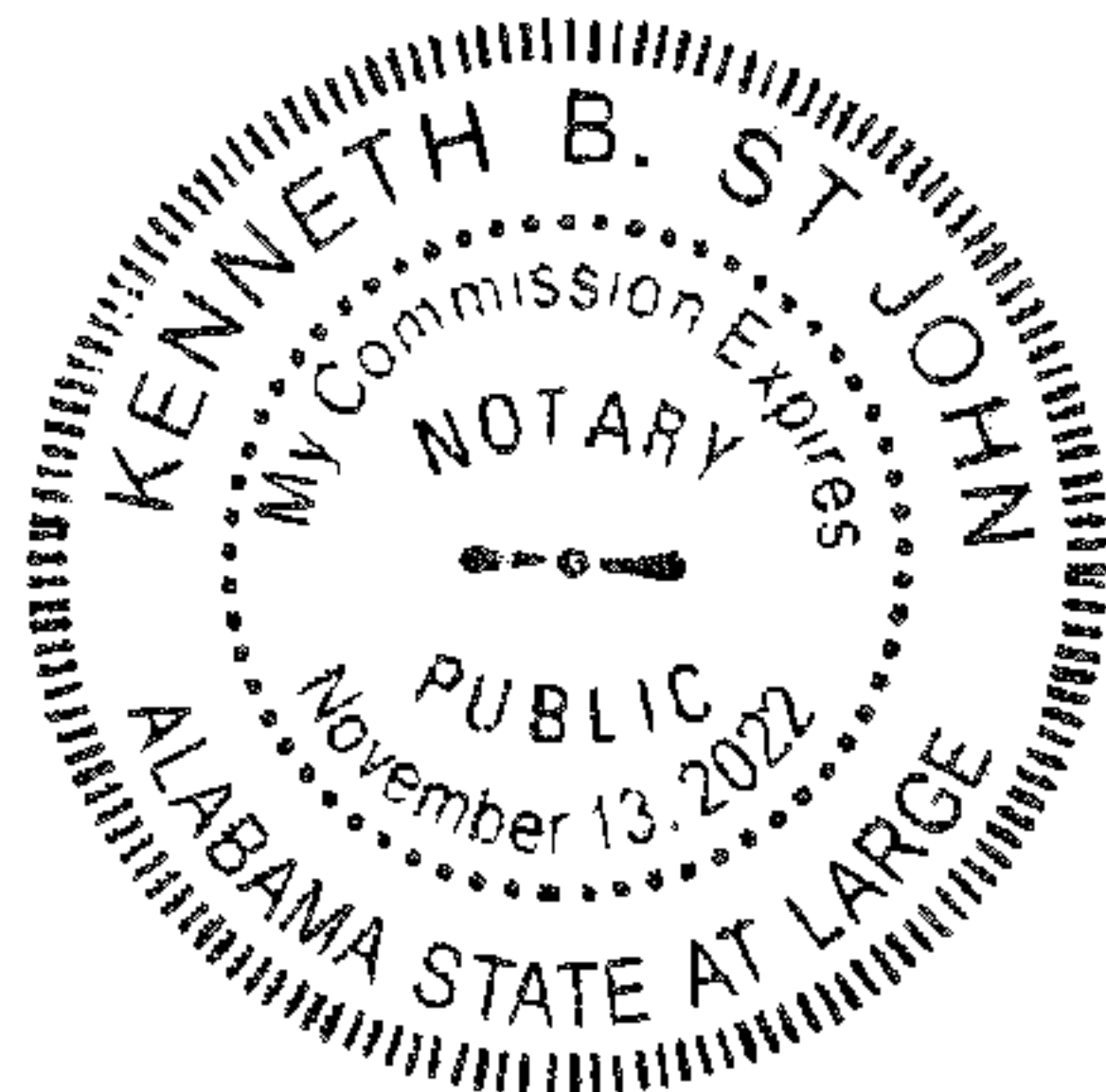
Sandra Gayle Jacks, Heir at Law
of Horace J. Crutchfield, deceased

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald Cary Crutchfield**, a married man, Heir at Law of Horace J. Crutchfield, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Heir at Law of Horace J. Crutchfield, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2020.

(NOTARIAL SEAL)



Kenneth B. St. John
Notary Public

Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

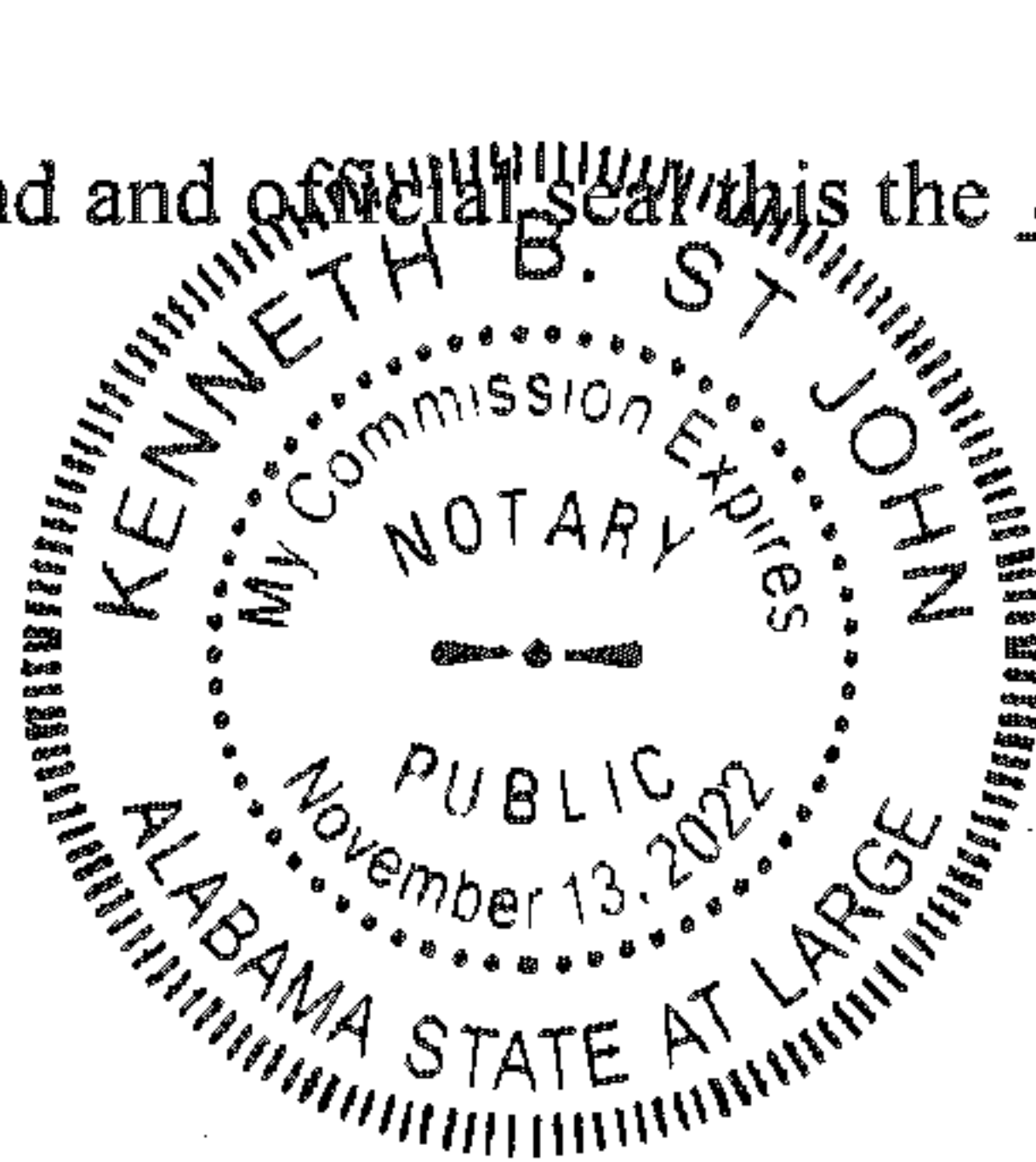
STATE OF ALABAMA
COUNTY OF SHELBY

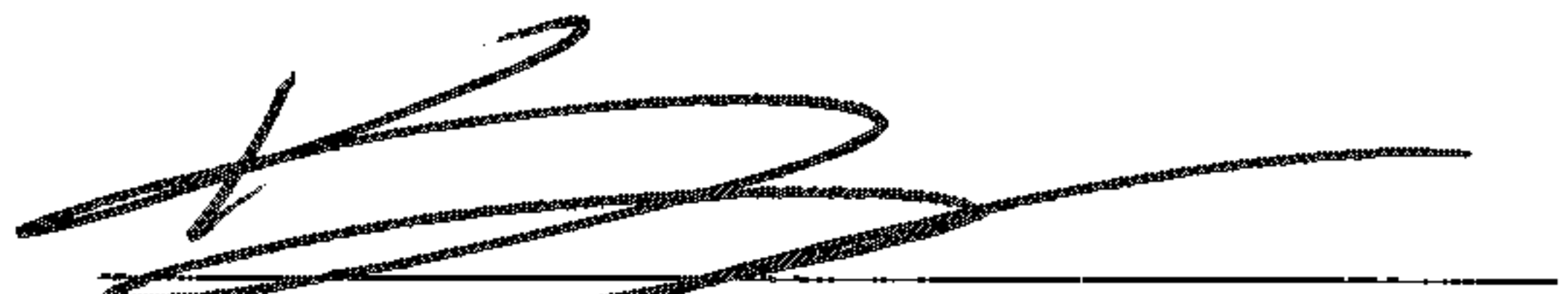
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Timothy Horace Crutchfield**, a married man, Heir at Law of Horace J. Crutchfield, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Heir at Law of Horace J. Crutchfield, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2020.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY



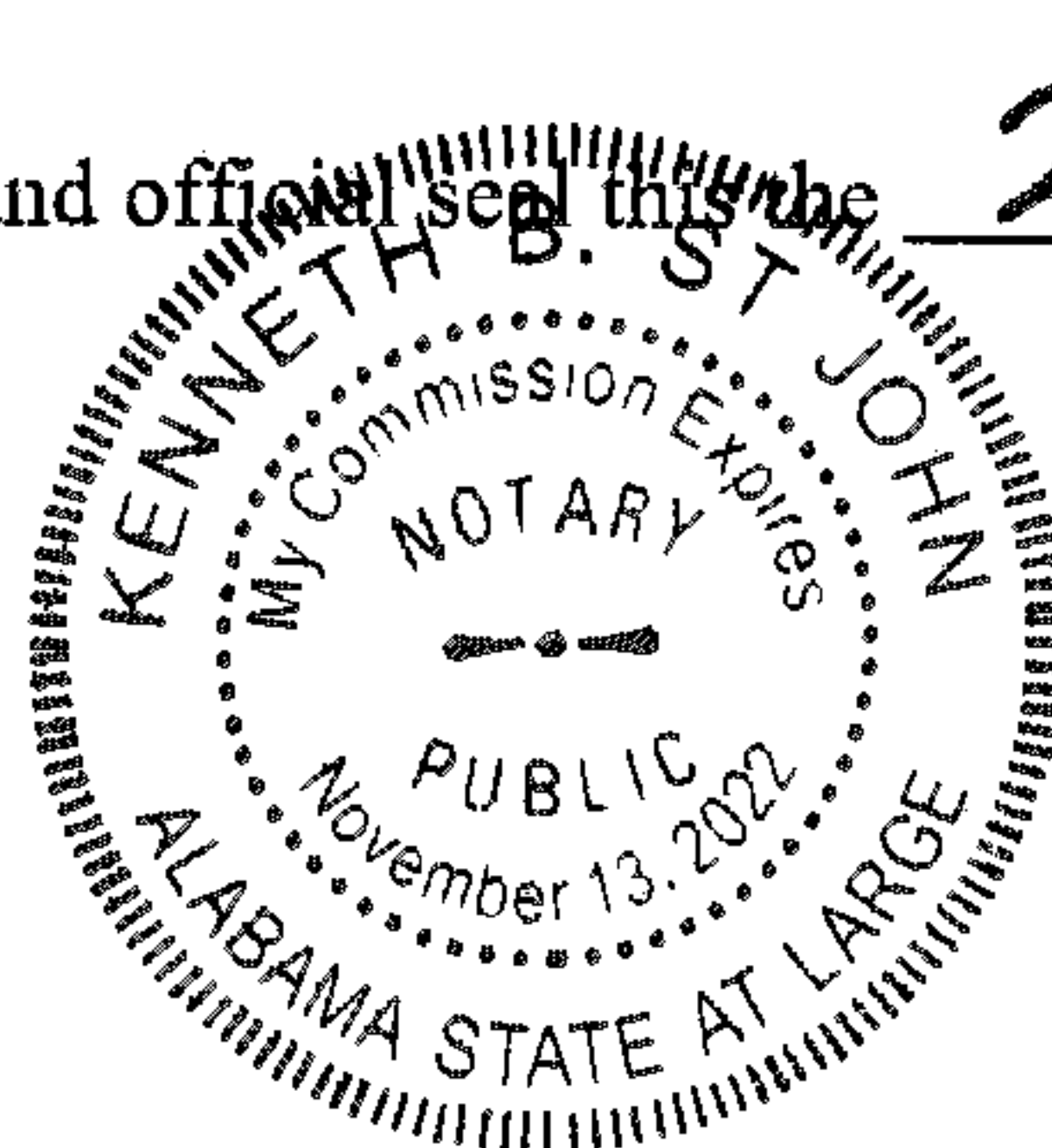

Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

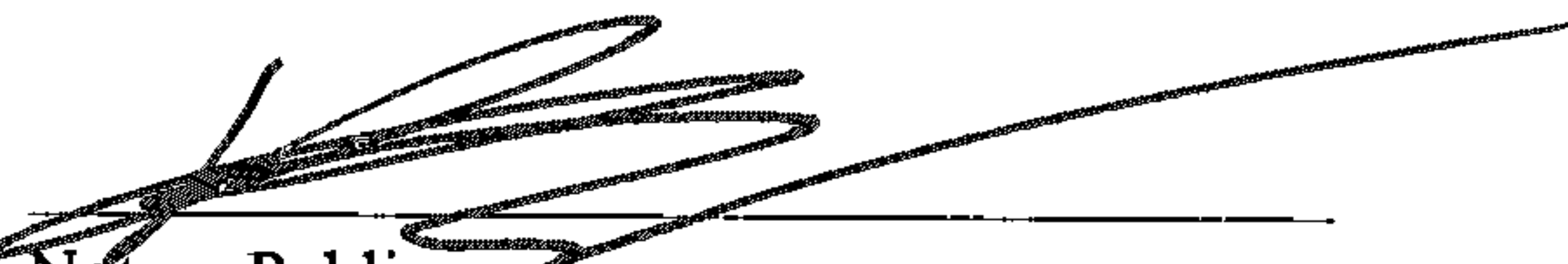
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald Gary Crutchfield**, an unmarried man, Heir at Law of Horace J. Crutchfield, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he in his capacity as such Heir at Law of Horace J. Crutchfield, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2020.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY



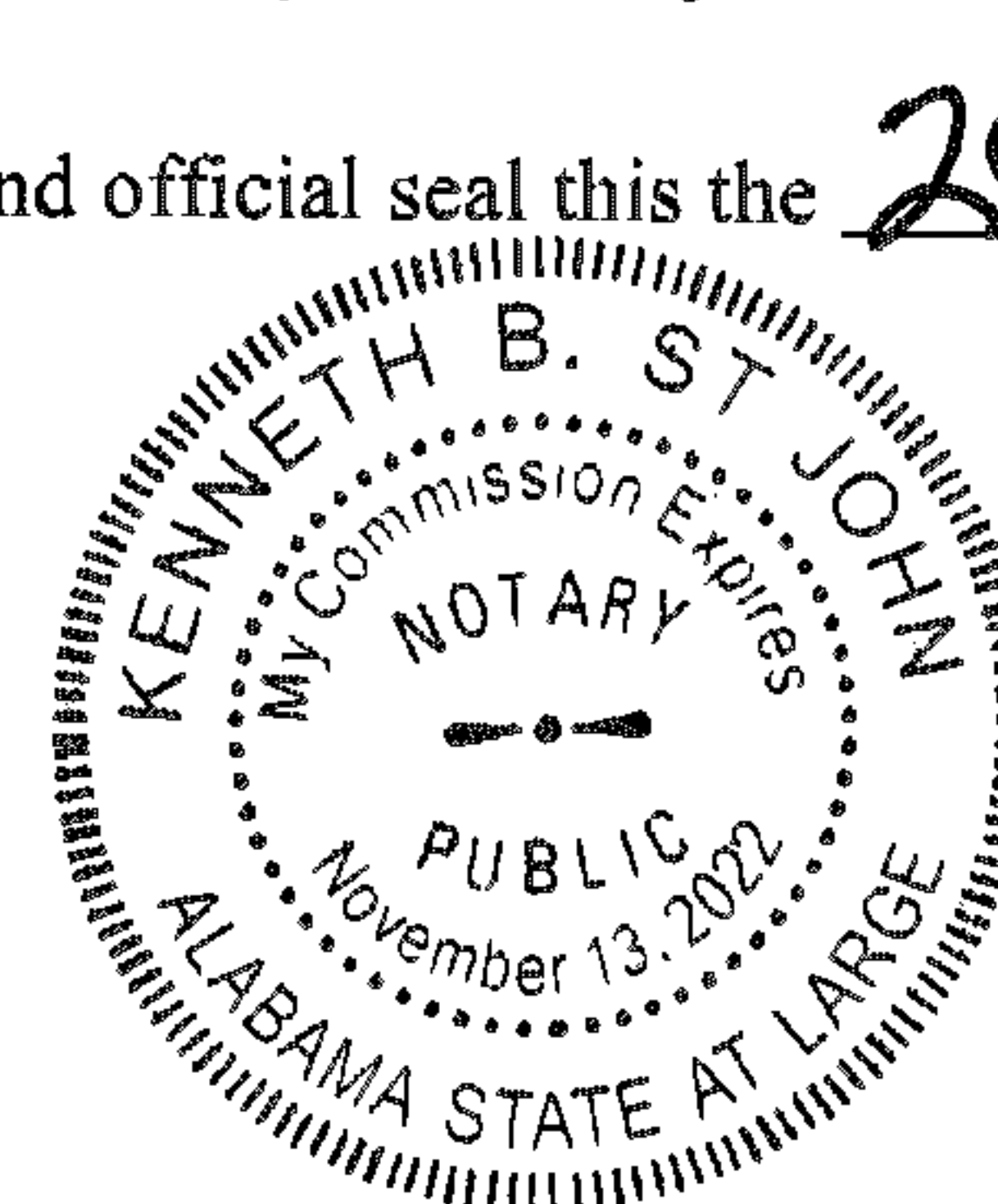

Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

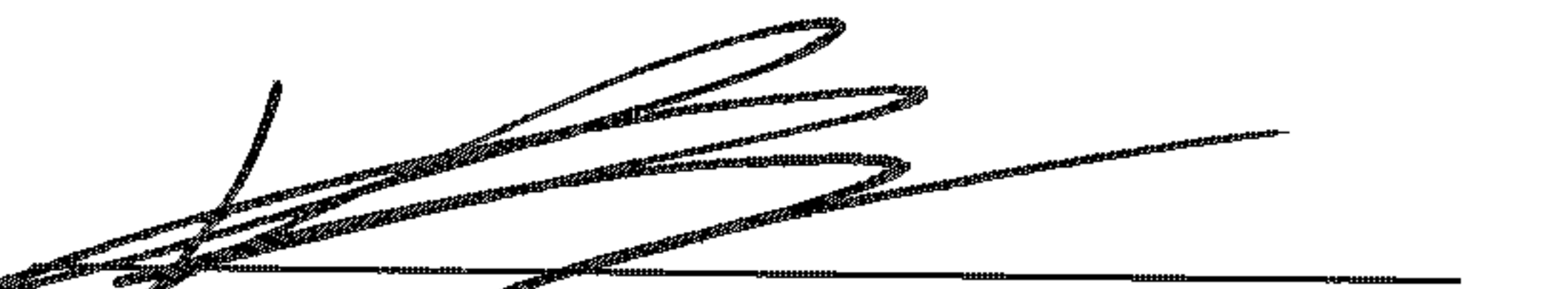
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra Gayle Jacks**, a married woman, Heir at Law of Horace J. Crutchfield, deceased, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she in her capacity as such Heir at Law of Horace J. Crutchfield, deceased, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of May, 2020.

(NOTARIAL SEAL)

STATE OF ALABAMA
COUNTY OF SHELBY




Notary Public
Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name <u>Ronald Cary Crutchfield, Timothy Horace Crutchfield,</u> Mailing Address <u>Donald Gary Crutchfield, and Sandra Gayle Jacks,</u> <u>Heirs at Law of Horace J. Crutchfield, deceased</u> <u>153 Rebecca Dr. Gardendale, AL 35071</u>	Grantee's Name <u>Scott Nathan Shoop and</u> Mailing Address <u>Andrea Marie Shoop</u> <u>1357 5TH AVE SW</u> <u>ALABASTER, AL 35007</u>
Property Address <u>1357 5TH AVE SW</u> <u>ALABASTER, AL 35007</u>	Date of Sale <u>MAY 29, 2020</u> Total Purchase Price <u>\$ 172,000.00</u> or Actual Value <u>\$</u> or Assessor's Market Value <u>\$</u>

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 checked="" 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 05-29-2020

Print KENNETH B. ST. JOHN

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2020 09:17:30 AM
 \$71.50 CATHY
 20200601000217270

Allen S. Bayl