

**Prepared By:**

Jeffery Rowell

~~Don. in last~~

1307 Crooked Branch Trail  
Woodstock, Ga. 30189



20201201000547800 1/9 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/01/2020 12:49:07 PM FILED/CERT

**After Recording Return To:**

Vanessa C Rowell

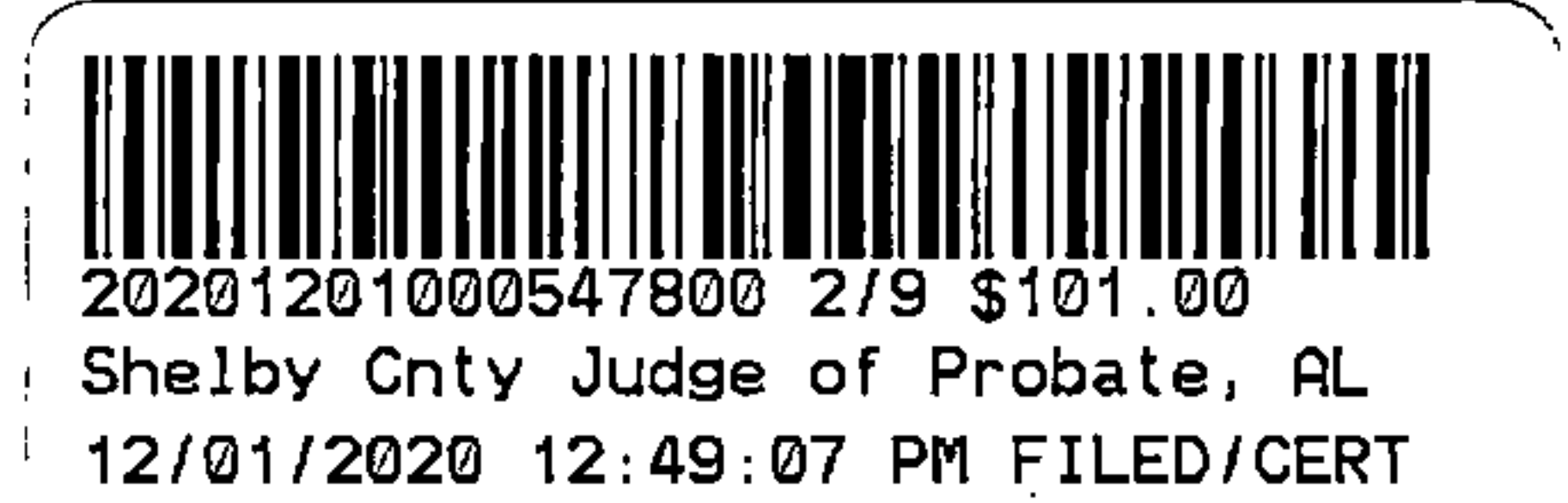
1307 Crooked Branch Trail

Woodstock, Georgia 30189

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Shelby County, AL 12/01/2020  
State of Alabama  
Deed Tax: \$54.00

# QUITCLAIM DEED



On December 01, 2020 THE GRANTOR(S),

- Charles D Cross and Ina F Cross, a married couple
- \_\_\_\_\_, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Vanessa C Rowell and Jeffery L Rowell, a married couple, residing at 1307 Crooked Branch Trail, Woodstock, Cherokee County, Georgia 30189
- Ina F Cross , a married person, residing at 117 Waterford Cove Drive, Calera, Shelby County, Alabama 35040

as joint tenants with rights of survivorship, the following described real estate, situated in Calera, in the County of Shelby, State of Alabama

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 227352004032.000

Mail Tax Statements To:  
Ina F Cross  
117 Waterford Cove Drive  
Calera, Alabama 35040



20201201000547800 3/9 \$101.00  
Shelby Cnty Judge of Probate, AL  
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**[SIGNATURE PAGE FOLLOWS]**



20201201000547800 4/9 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/01/2020 12:49:07 PM FILED/CERT

**Grantor Signatures:**

DATED: 12 - 1 - 2020

Charles D Cross

Charles D Cross

117 Waterford Cove drive

Calera, Alabama

35040

DATED: 12 - 1 - 2020

Ina F Cross

Ina F Cross

117 Waterford Cove drive

Calera, Alabama

35040

**Grantor Signatures:**

DATED: \_\_\_\_\_

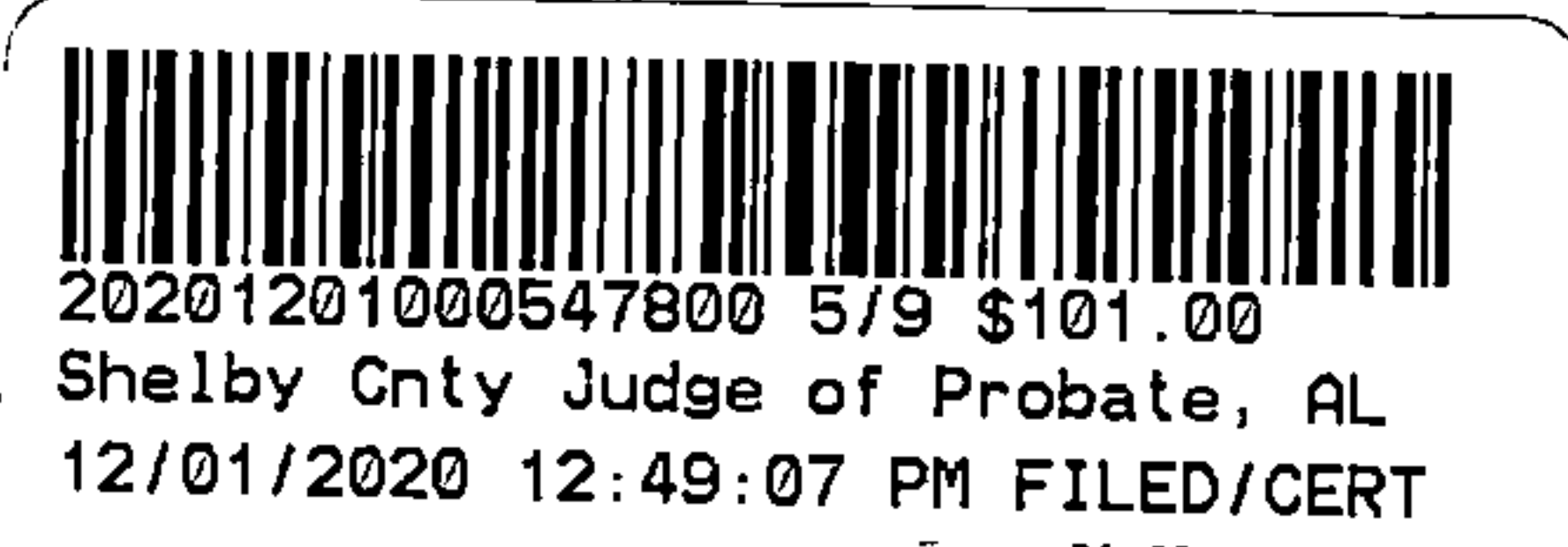
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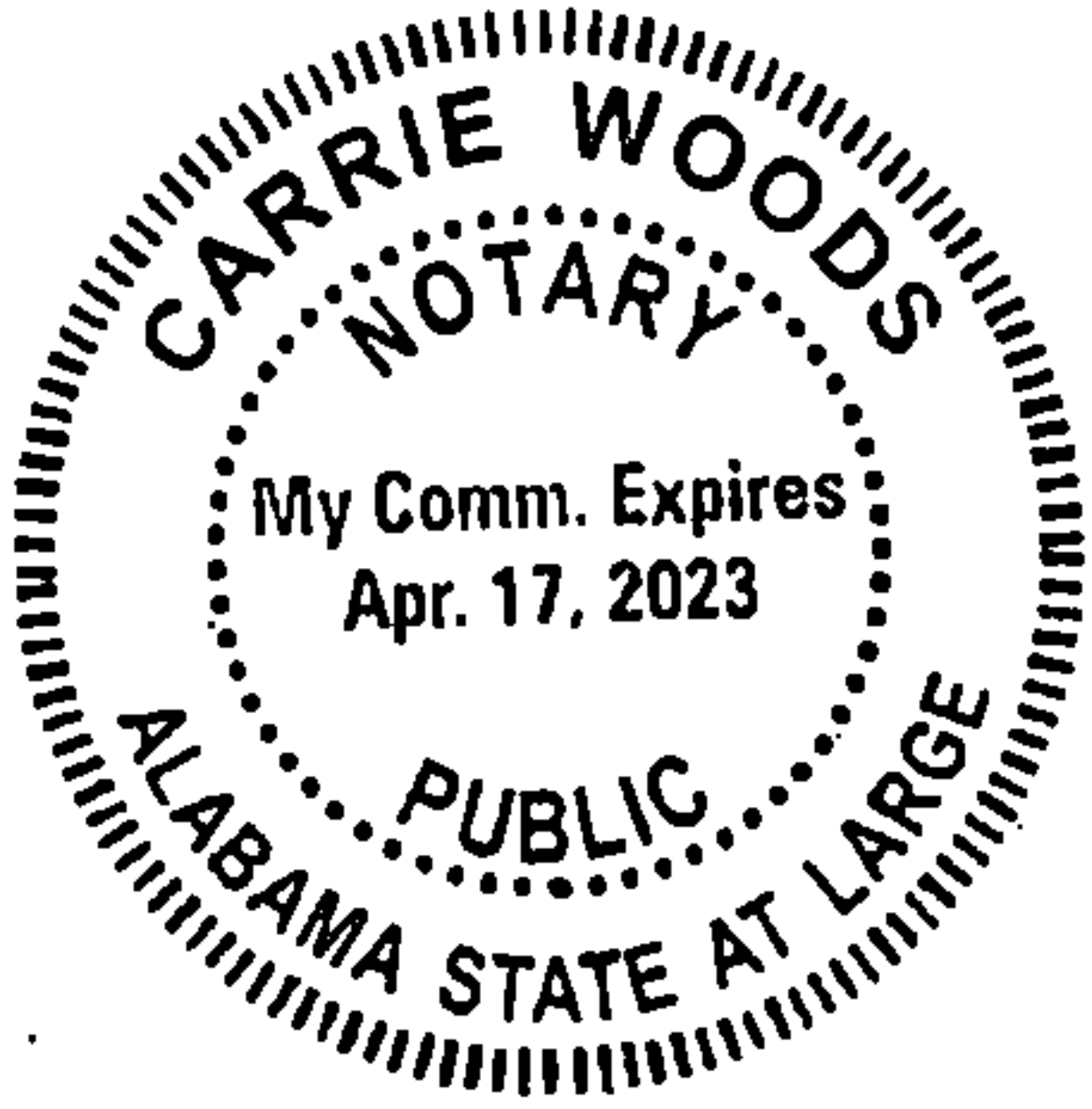
\_\_\_\_\_

\_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

STATE OF ALABAMA, COUNTY OF SHELBY, ss:



On this 1<sup>st</sup> day of December 2020, before me,  
Carrie Woods, personally appeared Charles D Cross and Ina F  
Cross, known to me (or satisfactorily proven) to be the persons whose names are subscribed to  
the within instrument and acknowledged that they executed the same as for the purposes therein  
contained.



In witness whereof I hereunto set my hand and  
official seal.

Carrie Woods  
Notary Public

JRC  
Title (and Rank)

My commission expires 4-17-2023

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, ss:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

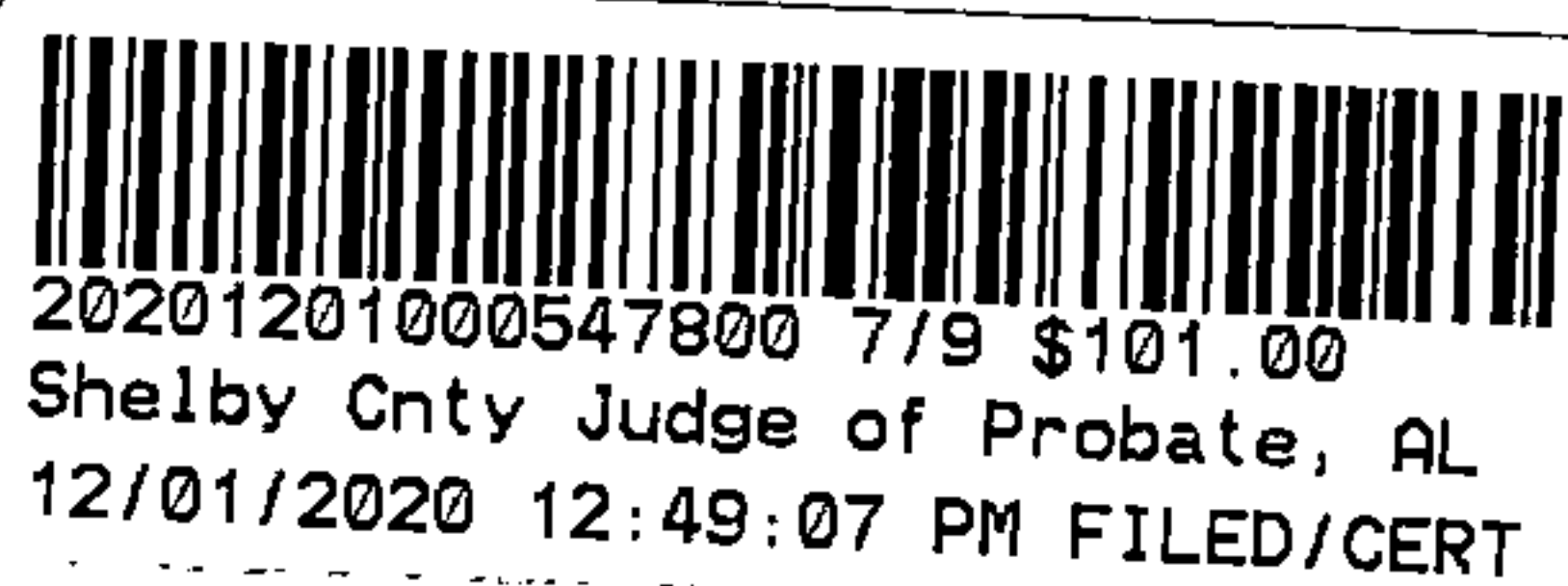
## EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY



20201201000547800 6/9 \$101.00  
Shelby Cnty Judge of Probate, AL  
12/01/2020 12:49:07 PM FILED/CERT



24 A



01/25/2008 01:16:29PM FILED/CERT

Shelby County, AL 01/25/2008  
State of Alabama

Dead Tax: \$43.50

**(RECORDING INFORMATION ONLY ABOVE THIS LINE)**

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN, PC  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

CHARLES D. CROSS  
117 WATERFORD COVE DRIVE  
CALERA, AL 35040

**STATE OF ALABAMA**  
**COUNTY OF Shelby**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND SEVEN HUNDRED THIRTY TWO DOLLARS 00/100 (\$215,732.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **JT HOMES INC, Corporation** does by these presents, grant, bargain, sell and convey unto **CHARLES D. CROSS and INA F. CROSS, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

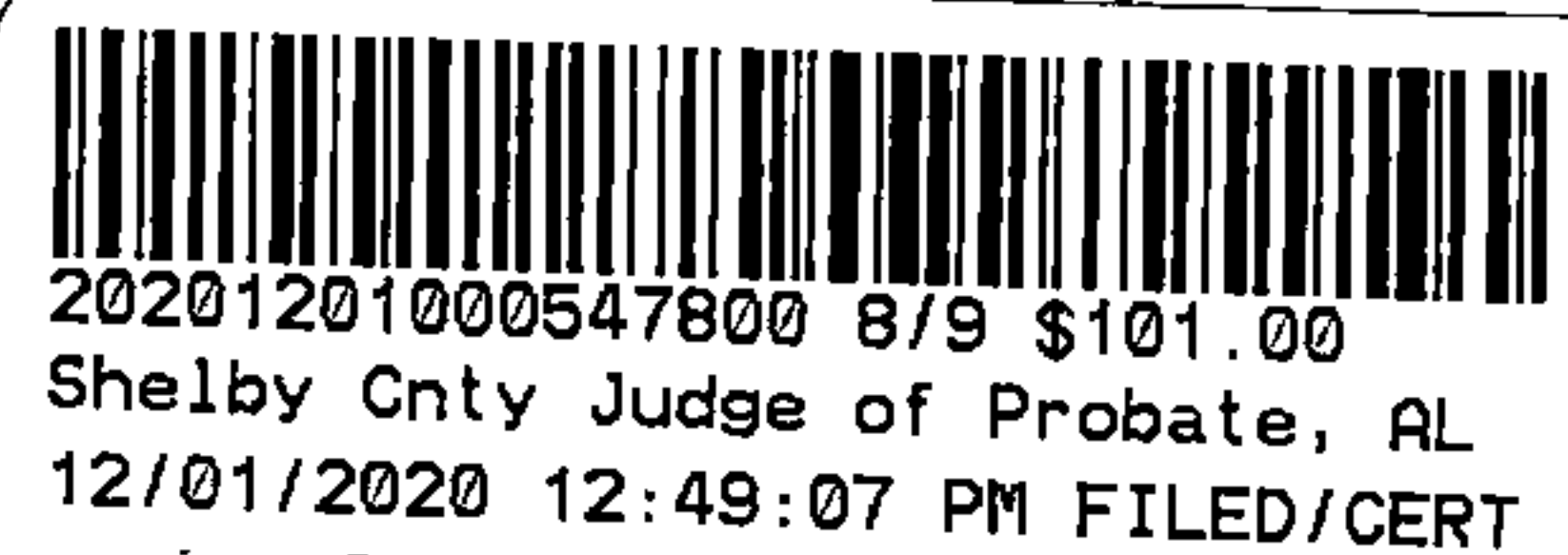
**Lot 645, according to the Survey of Waterford Cove, Sector 4, as recorded in Map Book 36, Page 17, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

1. **TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2007 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2008.**
2. **ORDINANCE WITH CITY OF CALERA, AS RECORDED IN INST. NO. 2000-0006.**
3. **RIGHT OF WAY TO SHELBY COUNTY, AS RECORDED IN DEED BOOK 240, PAGE 36.**
4. **TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. NO. 1995, PAGE 1640 AND REAL 345, PAGE 744.**
5. **TERMS AND CONDITIONS, AS RECORDED IN INST. NO. 1995, PAGE 1640.**
6. **ARTICLES OF WATERFORD HOME OWNERS ASSOCIATION, AS RECORDED IN INST. NO. 2001, PAGE 12817.**
7. **ARTICLES OF ORGANIZATION OF WATERFORD, LLC AS RECORDED IN INST. NO. 1999-49065.**
8. **DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS, AS RECORDED IN INST. NO. 2000, PAGE 40215 AND AMENDED IN INST. NO. 2001-12819.**
9. **EASEMENT AND RIGHT OF WAY WITH ALABAMA POWER COMPANY, AS RECORDED IN INST. NO. 2004-35497.**
10. **GRANT TO THE STATE OF ALABAMA FOR RAILROAD, AS RECORDED IN REAL 278, PAGE 5.**
11. **RELEASE OF DAMAGES, AS RECORDED IN 1995-1640 AND REAL 345, PAGE 744.**
12. **RIGHT OF WAY TO ALABAMA POWER COMPANY, AS SET FORTH IN INST. NO. 2005-56363, 2005-56420.**



13. **RESTRICTIVE COVENANTS, AS SETFORTH IN INST. NO. 2005-59712.**
14. **RIGHT OF WAY TO GULF STATES PAPER CORPORATION, AS RECORDED IN INST. NO. 2006-14603.**
15. **A 8 FOOT WALKING EASEMENT ON THE NORTH, AS SHOWN BY RECORDED MAP.**
16. **A 15 FOOT EASEMENT ON THE SOUTH, AS SHOWN BY RECORDED MAP.**
17. **1<sup>ST</sup> AMENDED IN INST. NO. 2000/26364; 2<sup>ND</sup> AMENDED IN INST. NO. 2002/21841; 3<sup>RD</sup> AMENDED IN INST. NO. 2003/16576; 4<sup>TH</sup> AMENDED IN INST. NO. 2003/29573; 5<sup>TH</sup> AMENDED IN INST. NO. 2004/14781; 6<sup>TH</sup> AMENDED IN INST. NO. 2004/19898; 7<sup>TH</sup> AMENDED IN INST. NO. 2006/07513; 8<sup>TH</sup> AMENDED IN INST. NO. 2006/41549; 9<sup>TH</sup> AMENDED IN INST. NO. 2007/320370; 10<sup>TH</sup> AMENDED IN INST. NO. 2007/320370 AND 11<sup>TH</sup> AMENDED IN 2007/1180.**



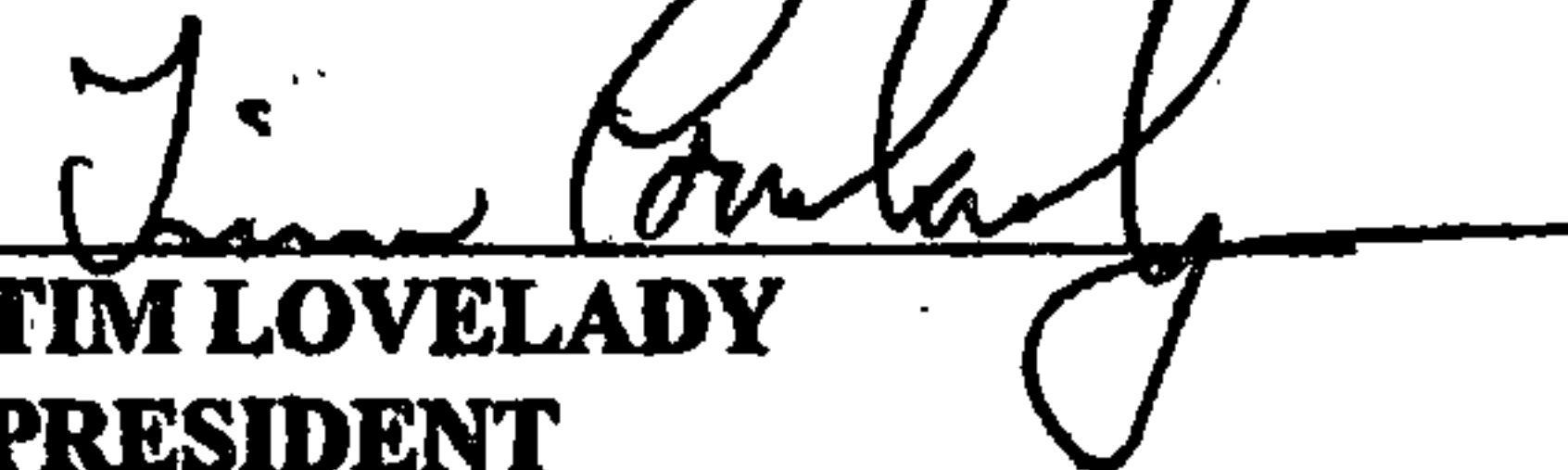
\$172,550.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, JT HOMES INC , by TIM LOVELADY its PRESIDENT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 22nd day of January, 2008.

JT HOMES INC

  
TIM LOVELADY  
PRESIDENT

STATE OF ALABAMA)  
COUNTY OF SHELBY)

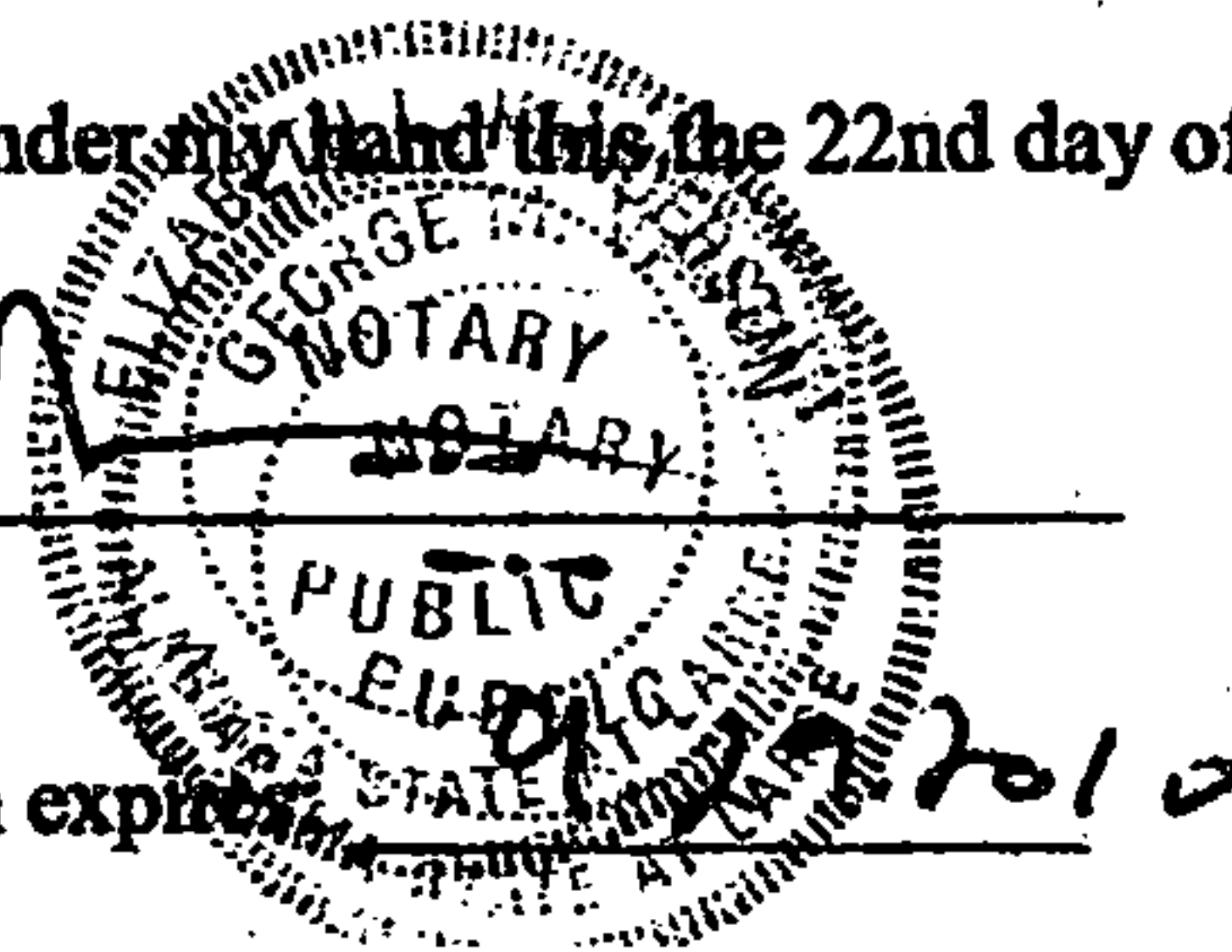
**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that TIM LOVELADY, whose name as PRESIDENT of JT HOMES INC, a/an Corporation, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this the 22nd day of January, 2008.

  
Notary Public

My commission expires





# Real Estate Sales Validation Form

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

Grantor's Name CHARLES D. CROSS AND INA F. CROSS  
Mailing Address 117 WATERFORD COVE DR  
CALERA, AL 35040

Grantee's Name INA F. CROSS / VANESSA CROWELL  
Mailing Address JEFFERY L ROWELL  
1307 CROOKED BRANCH TRAIL  
WOODSTOCK, GA 30189

Property Address 117 WATERFORD COVE DR  
CALERA, AL 35040

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 107,420  $\frac{1}{2}$  53,710



20201201000547800 9/9 \$101.00  
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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 12-1-2020

Print Charles Donald Cross

Unattested

(verified by)

Sign

Charles Donald Cross  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1