

This instrument prepared by:
James E. Morgan, Jr., LLC
503 Deering St.
Birmingham, AL 35210

Mail Tax Notice to:
Sylvia Crawford
2305 Chester Road
Birmingham AL 35209

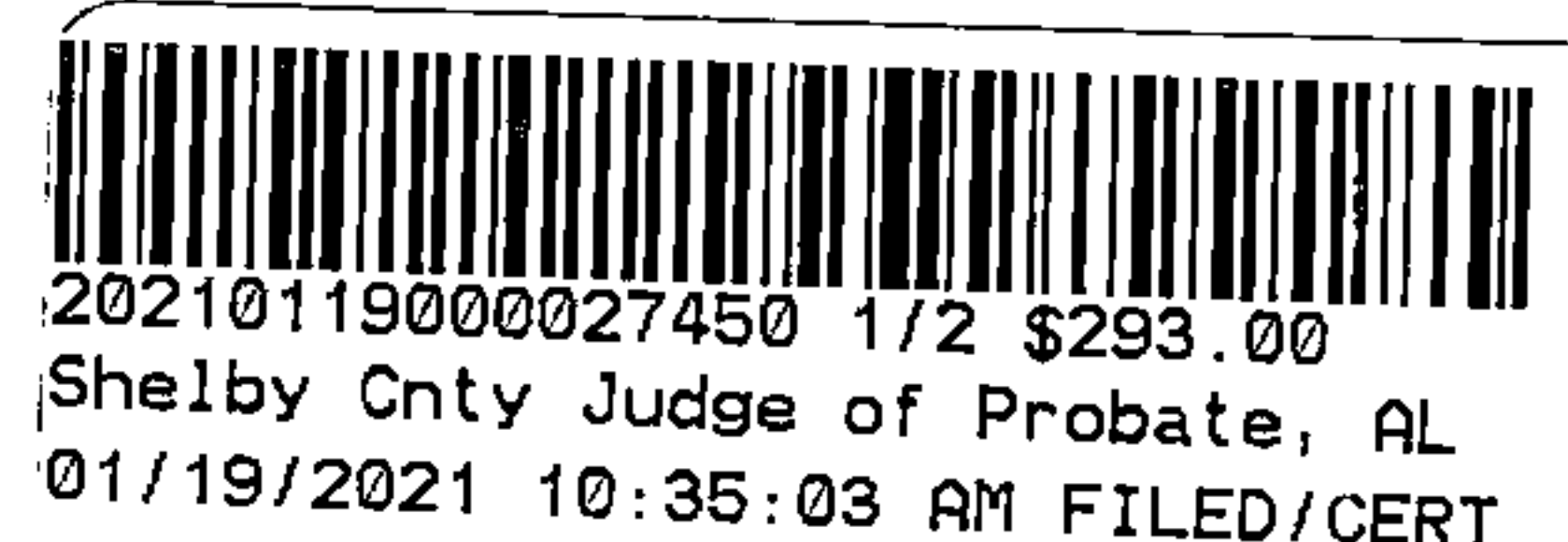
WARRANTY DEED
(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,
That in consideration of \$10.00 Dollars and other good and valuable consideration to the undersigned GRANTOR, **Sylvia Crawford**, a married woman, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (herein referred to as GRANTOR) do, grant, bargain, sell and convey unto **Thomas W. Crawford, Sylvia Crawford and Amy A Crawford** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot E-4, E-4A, E-4B, and 23, according to the Survey of Deerwood Lake Subdivision, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

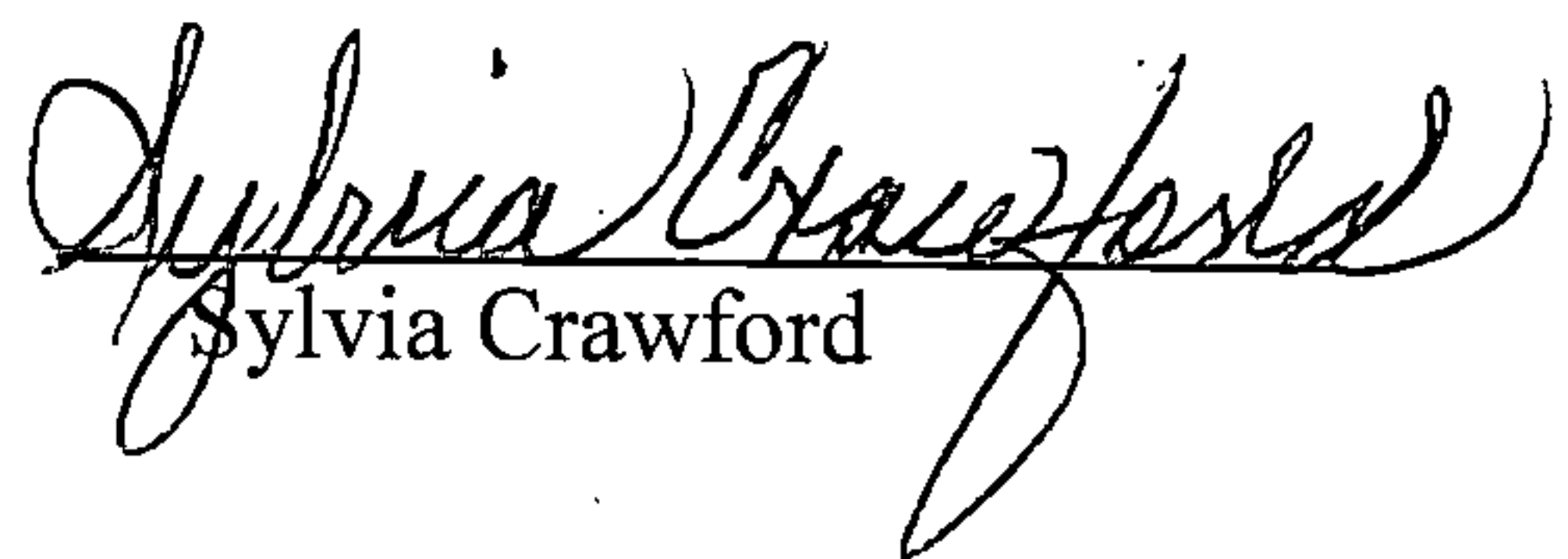
Not a part of homestead of the Grantor.



TO HAVE AND TO HOLD, to 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(s), 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 said GRANTEES, his, her of theirs assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good rights to sell and convey the same as aforesaid, and that it will, and its successors and assigns, shall warrant and defend the same to said GRANTEES, his heirs, executors and assigns forever, against the lawful claims of all persons.

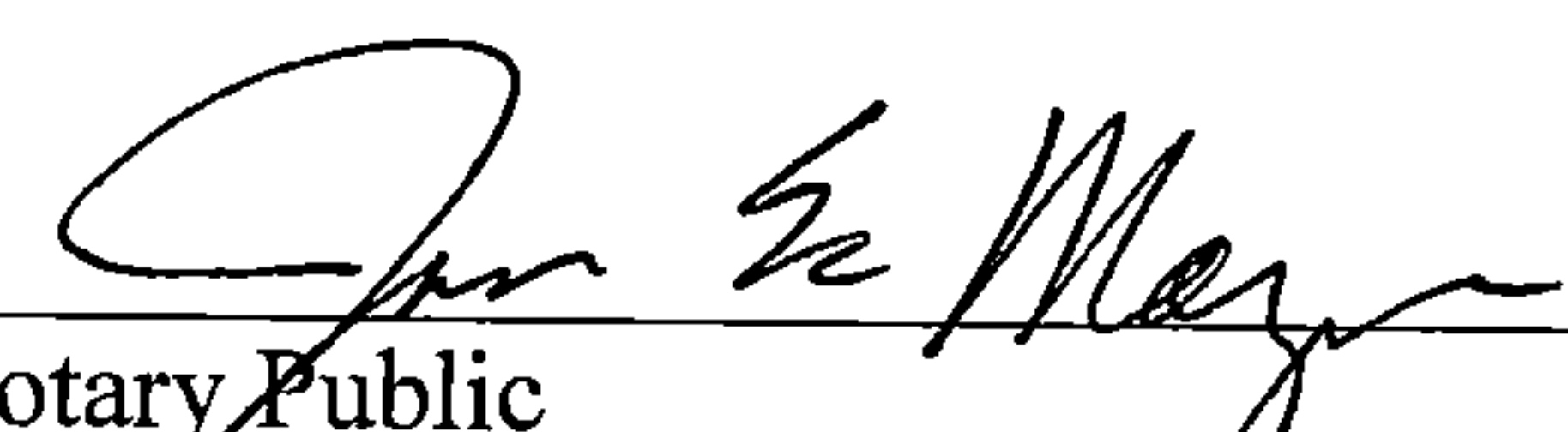
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of January 2021.


Sylvia Crawford

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public for the State of Alabama, do hereby certify that Sylvia Crawford, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 6th day of January 2021.


Notary Public

Expires 11/24/2023

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Sylvia Crawford
2305 Chelsea Rd
Bham AL 35223

Grantee's Name
Mailing Address

Sylvia Crawford & Amy Gault
2305 Chelsea Rd
Bham AL 35223

Property Address

113 Deermood Lake Dr.
Chelsea AL

Date of Sale

1/16/21

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 400,000.00 2/3 =
266,666.66

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 1/19/21

Unattested

(verified by)

Print

Thomas W CRAWFORD

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210119000027450 2/2 \$293.00
Shelby Cnty Judge of Probate, AL
01/19/2021 10:35:03 AM FILED/CERT