

20210301000099730
03/01/2021 08:29:49 AM
DEEDS 1/4

This instrument was prepared by:
Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send tax notice to:
Stephanie Ann Smith
1976 Stone Brook Ln
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWENTY SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$326,900.00)**, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **John Montgomery Crawford and Virginia Rozell Crawford, a married couple**, do hereby grant, bargain, sell and convey unto **Stephanie Ann Smith** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23-A, according to the map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

ALSO:

A PART OF LOT 23-B OF THE COTTAGES OF BROOK HIGHLAND, AS RECORDED IN MAP BOOK 16, PAGE 129, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA SITUATED IN THE NORTH 1/2 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 23-A OF SAID THE COTTAGES OF BROOK HIGHLAND, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 23-B; THENCE RUN NORTHEASTERLY ALONG THE COMMON LOT LINE OF SAID LOTS 23-A AND 23-B FOR 61.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG THE LAST STATED COURSE FOR 5.0 FEET; THENCE 90 DEGREES-00' 00" LEFT AND RUN ~NORTHWESTERLY FOR 1.50 FEET; THENCE 90 DEGREES 00' 00" LEFT AND RUN SOUTHWESTERLY FOR 5.00 FEET; THENCE 90 DEGREES 00' 00" LEFT AND RUN SOUTHEASTERLY FOR 1.50 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD

\$320,978.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of February, 2021.

John Montgomery Crawford
John Montgomery Crawford

Virginia Rozelle Crawford
Virginia Rozell Crawford

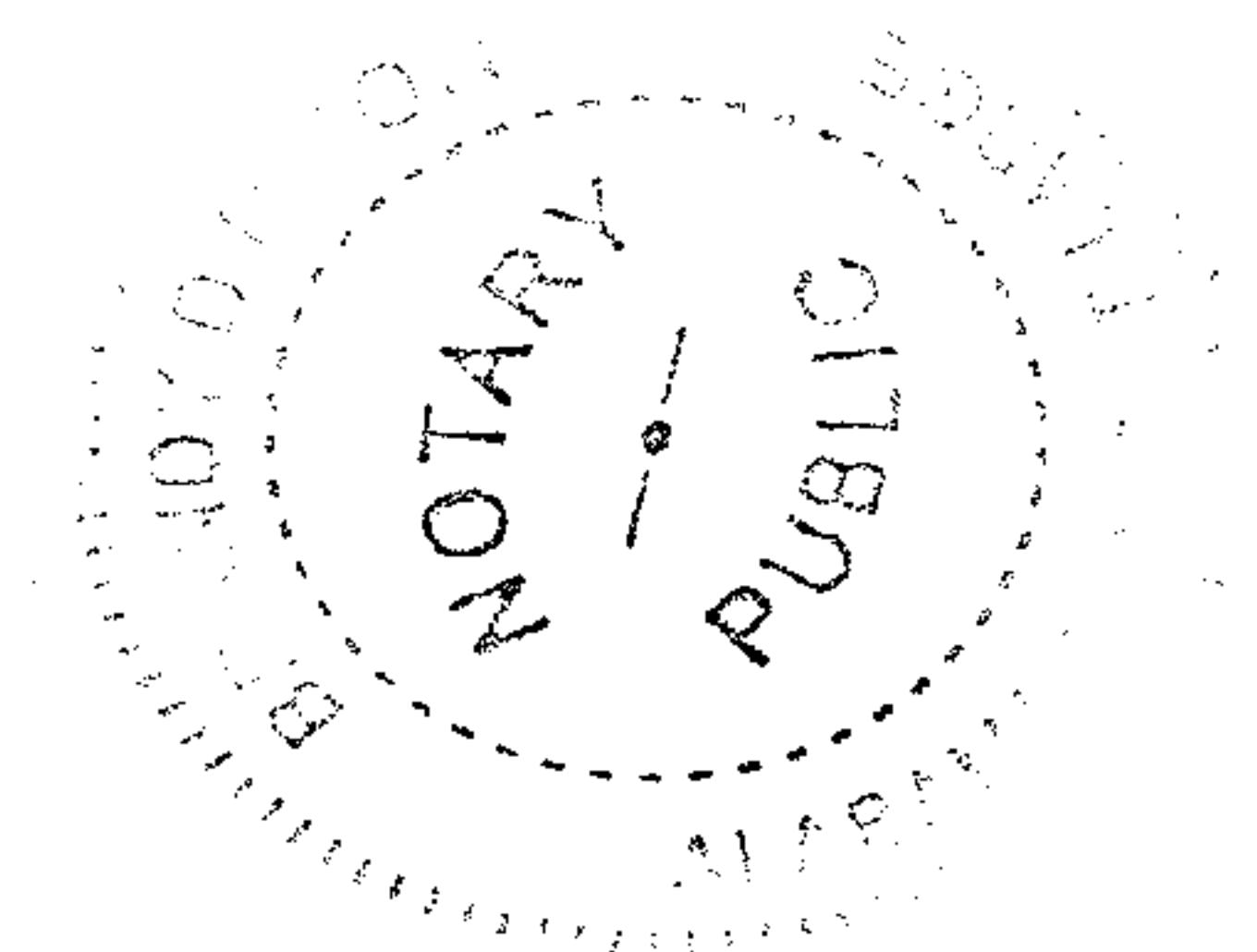
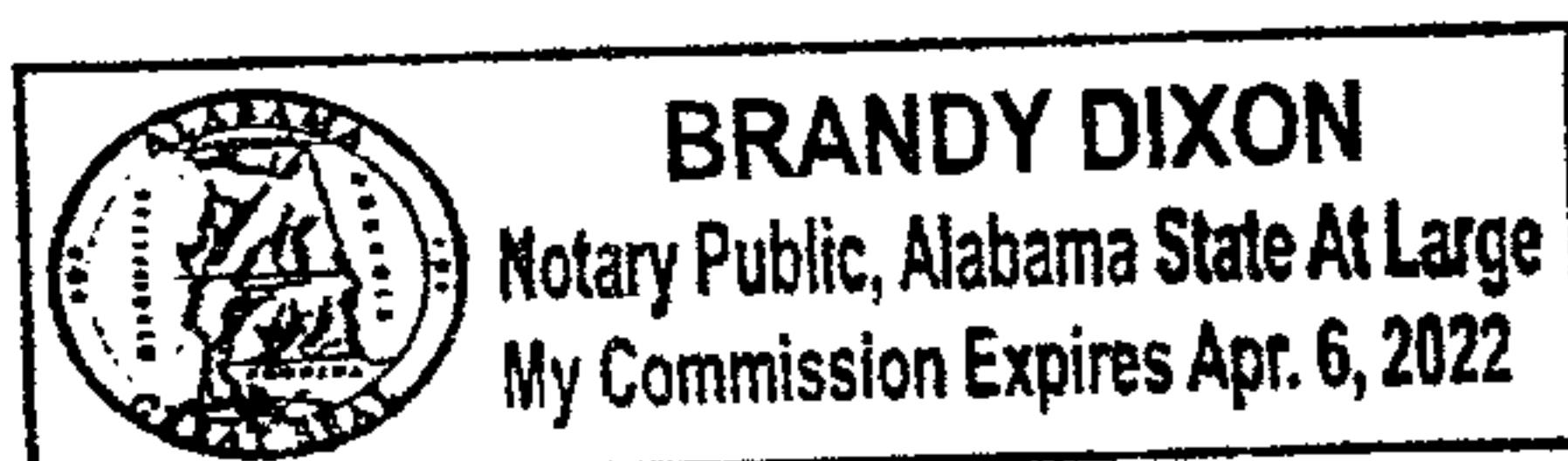
STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Montgomery Crawford and Virginia Rozell Crawford** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of February, 2021.

Brandy H. Dixon
Notary Public

My Commission Expires: Apr. 6, 2022





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2021 08:29:49 AM
 \$37.00 CHERRY
 20210301000099730

Allen S. Baylor

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>John Montgomery Crawford and Virginia</u>	Grantee's Name	<u>Stephanie Ann Smith</u>
Rozell Crawford		Mailing Address	
Mailing Address			
Property Address	<u>1976 Stone Brook Ln</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>February 26, 2021</u>
		Total Purchase Price	<u>\$326,900.00</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)

Bill of Sale Appraisal
 Sales Contract Other:
 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 2-26-21 Print DANIEL OBLERZIN

Unattested (verified by) Sign D (Grantor/Grantee/ Owner/Agent) circle one