

205-733-2000
2700 Highway 280 Ste 380E
Birmingham, AL 35223
This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2020-1230

Send Tax Notice To:
NATHAN G. CRUMPTON, AMBER
CRUMPTON
305 North Deborah Drive
Columbiana, AL 35051

consideration \$54,250.00

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20210311000123300
03/11/2021 03:41:38 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration TEN (\$10.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **NATHAN G. CRUMPTON AND AMBER CRUMPTON, HUSBAND AND WIFE, AND SUSAN T. CRUMPTON**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **NATHAN G. CRUMPTON AND AMBER CRUMPTON**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot No. 8, First Addition of Triple Springs Subdivision, First Sector, as recorded in Map Book 6, Page 51, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property conveyed to David Lee Warren and Kelley M. Warren as described in Real Book 75, Page 460, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

THE ABOVE PROPERTY IS NOT THE HOMESTEAD OF SUSAN T. CRUMPTON OR HER SPOUSE

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and

GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 5th day of March, 2021.

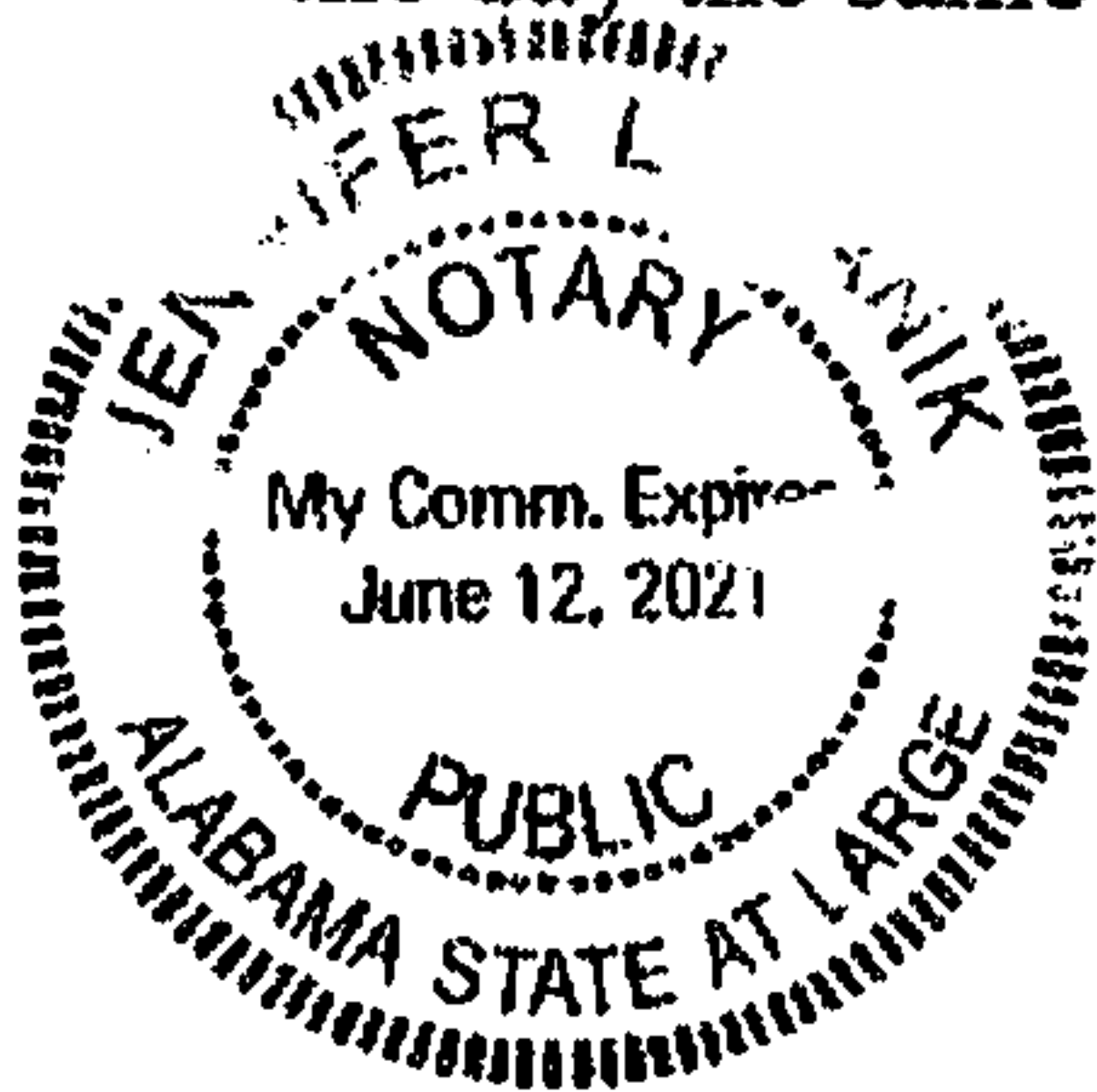

NATHAN G. CRUMPTON


AMBER CRUMPTON

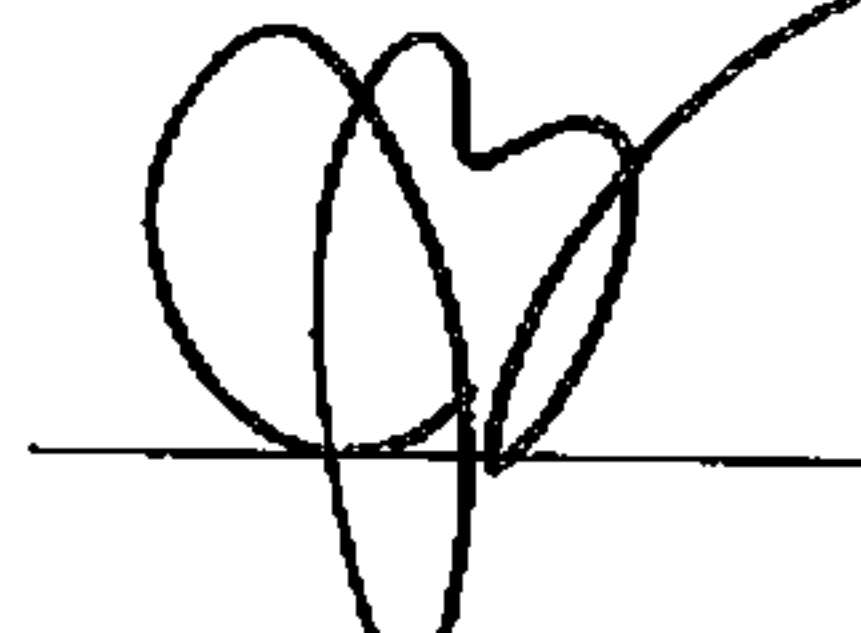

SUSAN T. CRUMPTON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **NATHAN C. CRUMPTON AND AMBER CRUMPTON**, 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 have executed the same voluntarily on the day the same bears date.



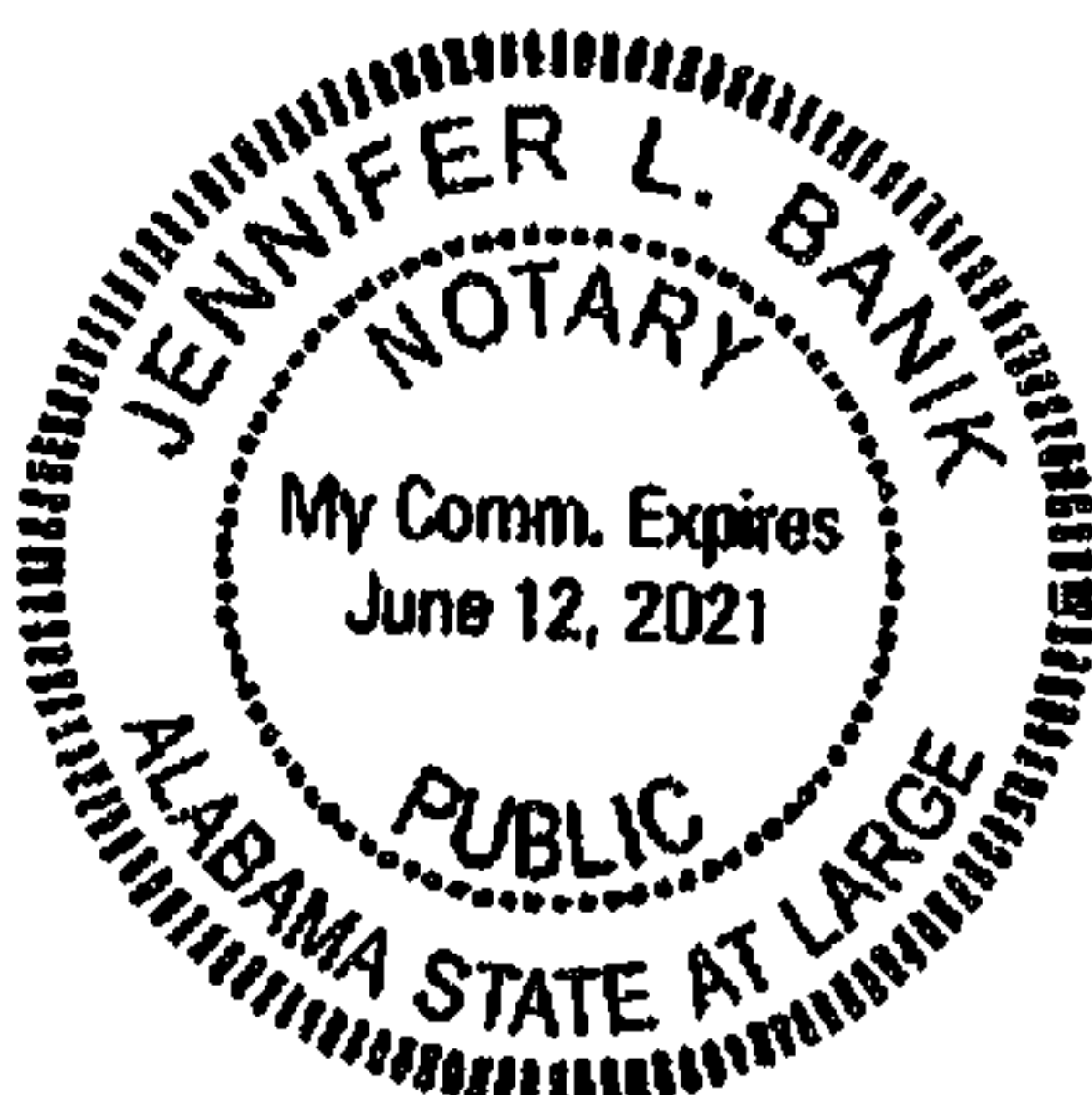
Given under my hand and official seal, this 5th day of March, 2021.


NOTARY PUBLIC

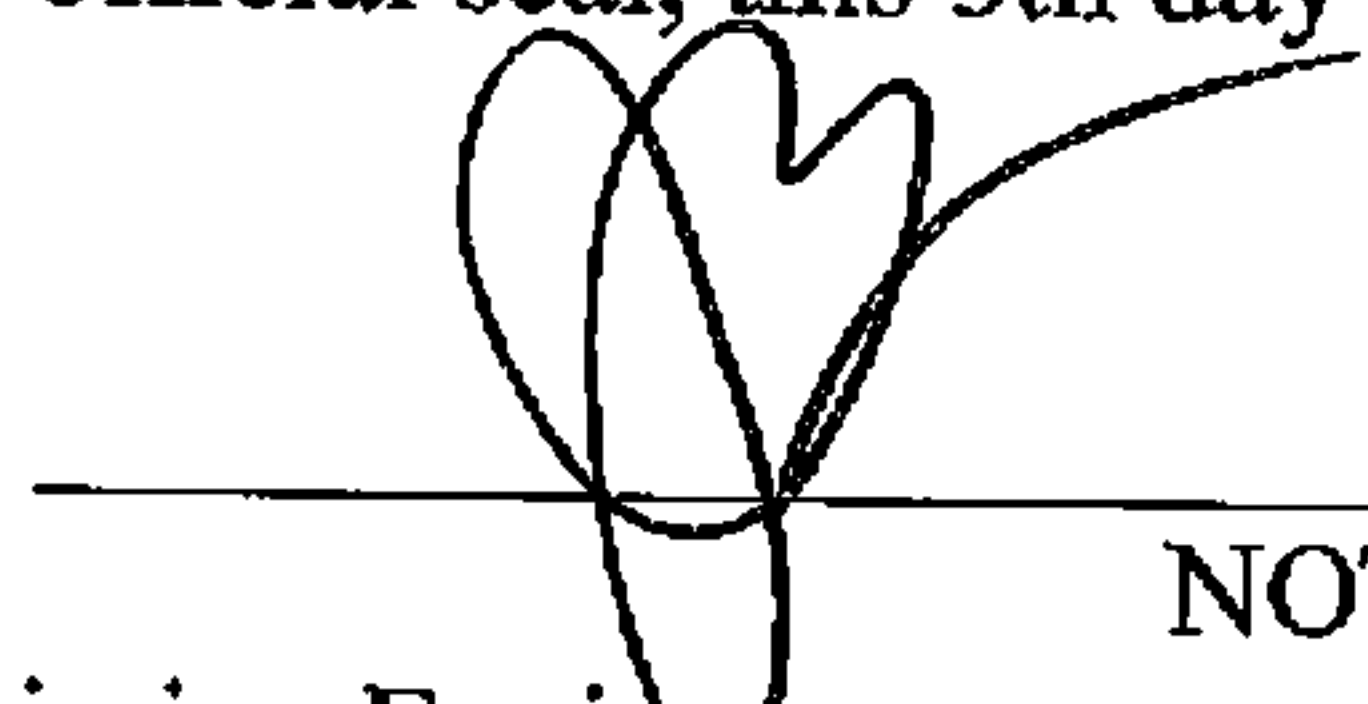
My Commission Expires: _____

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SUSAN T. CRUMPTON**, whose name 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, she has executed the same voluntarily on the day the same bears date.



Given under my hand and official seal, this 5th day of March, 2021.


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 Nathan G. Crompton
 Mailing Address Amber Crompton
Susan T. Crompton
305 North Deborah Dr
Columbiana, AL 35051

Grantee's Name Nathan G. Crompton
 Mailing Address Amber Crompton
305 North Deborah Dr
Columbiana, AL 35051

Property Address

305 North Deborah Dr
Columbiana, AL
35051

Date of Sale 3-5-21

Total Purchase Price \$

or

Actual Value \$

or

1/208 Assessor's Market Value \$ 108,500.00

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 3-5-21

Print Jennifer Bonik

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2021 03:41:38 PM
 S83.50 MIST
 20210311000123300

Amber S. Byrd

Form RT-1