

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Terry A. Crabb & Cynthia R. Crabb
5229 Spring Creek Road
Montevallo, AL 35115

20210427000209790 1/2 \$181.00
Shelby Cnty Judge of Probate, AL
04/27/2021 02:20:45 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Fifty Five Thousand and No/00 Dollars (\$155,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James L. Ray, III and John Gary Ray, as Personal Representatives of the Estate of Vivian W. Ray, Probate Case #PR-2020-000622, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Terry A. Crabb and wife, Cynthia R. Crabb, (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

That portion of the N ½ of Section 23, Township 21 South, Range 1 East, lying East of Paradise Cove Lane, South of Walters Drive (Shelby County Hwy No. 416) and South of Walters Cove – Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama.

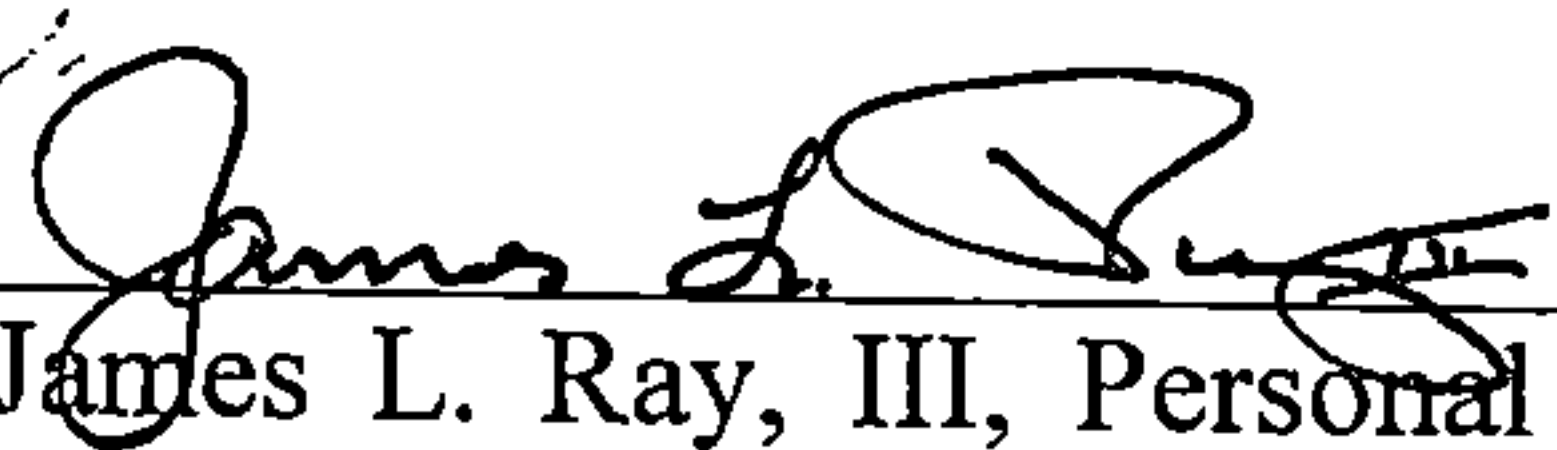
LESS AND EXCEPT the land conveyed by deeds recorded in Deed Book 295, Page 421; Deed Book 295, Page 422 and Deed Book 299, Page 357, all in the Probate Office Shelby County, Alabama.

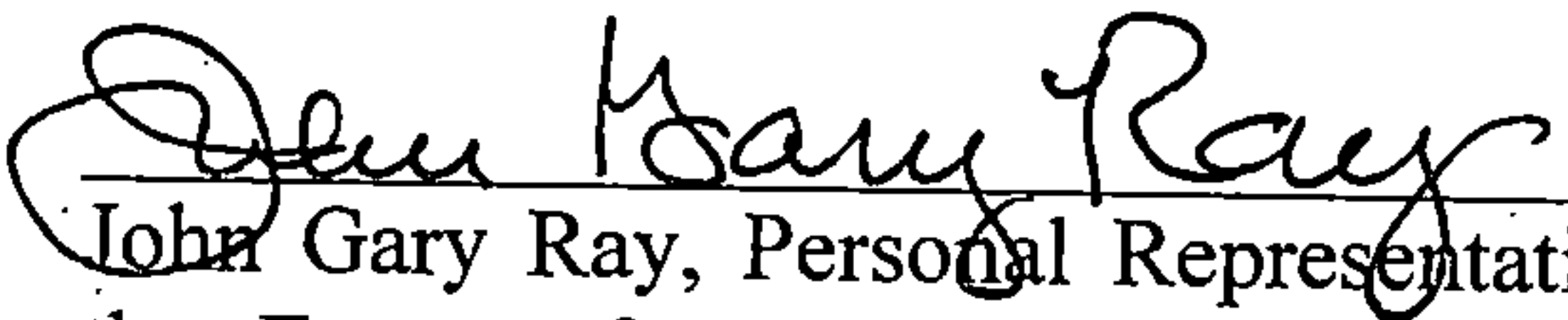
Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of April, 2021.

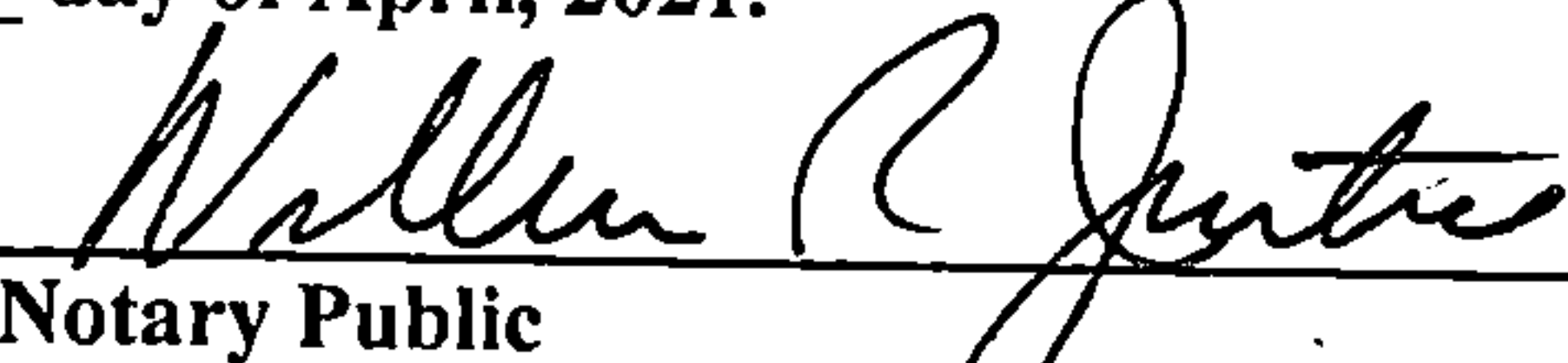

James L. Ray, III, Personal Representative
of the Estate of Vivian W. Ray, PR-2020-
000622


John Gary Ray, Personal Representative of
the Estate of Vivian W. Ray, PR-2020-
000622

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James L. Ray, III and John Gary Ray, as Personal Representatives of the Estate of Vivian W. Ray, Case No. PR-2020-000622, who 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 23rd day of April, 2021.


Notary Public

My Commission Expires: 9/12/23

Real Estate Sales Validation Form

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

Grantor's Name Estate of Vivian W. Ray
Mailing Address James L. Ray, III, PR
John Gary Ray, PR

Grantee's Name Terry A. Crabb & Cynthia R. Crabb
Mailing Address 5229 Spring Creek Road
Montevallo, AL 35115

Property Address Paradise Cove Lane
Wilsonville, AL

Date of Sale 4/23/21

Total Purchase Price \$ 155,000.00

or

Actual Value \$

or

Assessor's Market Value \$

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 4/23/21

* Print JAMES L. RAY III

Unattested

* Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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