Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Julie D. Richey 203 Beaver Crest Circle Pelham, AL 35124

STATE OF ALABAMA)	JOINT WITH RIGHT OF SURVIVORSHIE
)	WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, LOU ANN CRAWFORD (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, JULIE D. RICHEY (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 28, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$247,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

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

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is 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, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

20210511000233810 05/11/2021 12:18:47 PM DEEDS 2/3

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 7th day of May, 2021.

LOU ANN CRAWFORD

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that LOU ANN CRAWFORD, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of May, 2021.

ABLIC STATE AT LANDS

NOTARY PUBLIC

My commission expires:

20210511000233810 05/11/2021 12:18:47 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name	LOU ANN CRAWFORD	Grantee's NameJULIE D. RICHEY
Mailing Address	203 BEAVER CREST CIRCLE PELHAM, AL 35124	Mailing Address 203 BEAVER CREST CIRCLE PELHAM, AL 35124
Property Address	203 BEAVER CREST CIRCLE PELHAM, AL 35124	Date of SaleMay 7, 2021
		Total Purchase Price \$260,000.00 or Actual Value \$ or Assessor's Market Value\$
- ·	e or actual value claimed on this form of documentary evidence is not require	can be verified in the following documentary evidence: (check ed)
Bill of Sale Sales Contractor X Closing State		Appraisal Other
If the conveyance of this form is not r		ontains all of the required information referenced above, the filing
	ins	structions
Grantor's name an current mailing add	-	of the person or persons conveying interest to property and their
		of the person or persons to whom interest to property is being
	the physical address of the property berty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase prid the instrument offe	•	ase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local offici	the current estimate of fair market value, excluding current use ial charged with the responsibility of valuing property for property zed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand		formation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date May 7, 202	1	Print Malcolm S. McLeod
Unattested	(verified by)	Sign(Grantor/Grantee/Owner/Agent) circle one
	Filed and Reco	

File 210440



Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/11/2021 12:18:47 PM

Shelby County, AL 05/11/2021 12:18:47 PM \$41.00 JOANN 20210511000233810 Form RT-1 Alabama 08/2012 LSS

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