

After Recording Send Tax Notice To:
FLORA CROWSON
3451 PELHAM PKWY
PELHAM, AL 35124

20210628000313160
06/28/2021 03:28:35 PM
DEEDS 1/4

WARRANTY DEED
TITLE OF DOCUMENT

STATE OF ALABAMA

Know all men by these presents:

SHELBY COUNTY

THAT in consideration of valuable consideration to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, FLORA J. CROWSON aka FLORA JEAN ATTAWAY CROWSON, an unmarried woman (herein referred to as grantor) grants, bargains, sells and conveys unto BRYAN KEITH CROWSON, last four digits of his SS# (8112) (herein referred to as grantee) the real estate, SUBJECT TO the reservation stated below, described below situated in SHELBY County, Alabama, to wit.

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

EXCEPT that, as to all of the above described property, I reserve a life estate, together with the right to use and occupy the same and collect the rents or other income therefrom so long as I shall live.

Property remains the homestead of FLORA CROWSON.
FLORA CROWSON IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED IN
whereby Flora Crowson and Joe F. Crowson took title as JTWROS. JOE F. CROWSON
DEPARTED THIS LIFE ON May 7, 2012.

THE DESCRIPTION AND INFORMATION FOR THE PREPARATION OF THIS DEED WAS PROVIDED BY THE GRANTOR AND GRANTEE. THE DRAFTSMAN MAKES NO WARRANTIES, AS TO THE SUFFICIENCY OF THE INTEREST CONVEYED, NO TITLE OPINION WAS REQUESTED AND NO TITLE OPINION WAS PREPARED.

To have and to hold to the said grantee and their assigns forever.

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, Mortgages, and easements now of record, if any.

AND I, do for myself, covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless noted above; that I have a good right to sell and convey the same as aforesaid; that I

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

IN WITNESS WHEREOF, **FLORA J. CROWSON** has hereunto set my hand and seal, this 21 day of June, 2021.

Flora J. Crowson
FLORA J. CROWSON

STATE OF ALABAMA

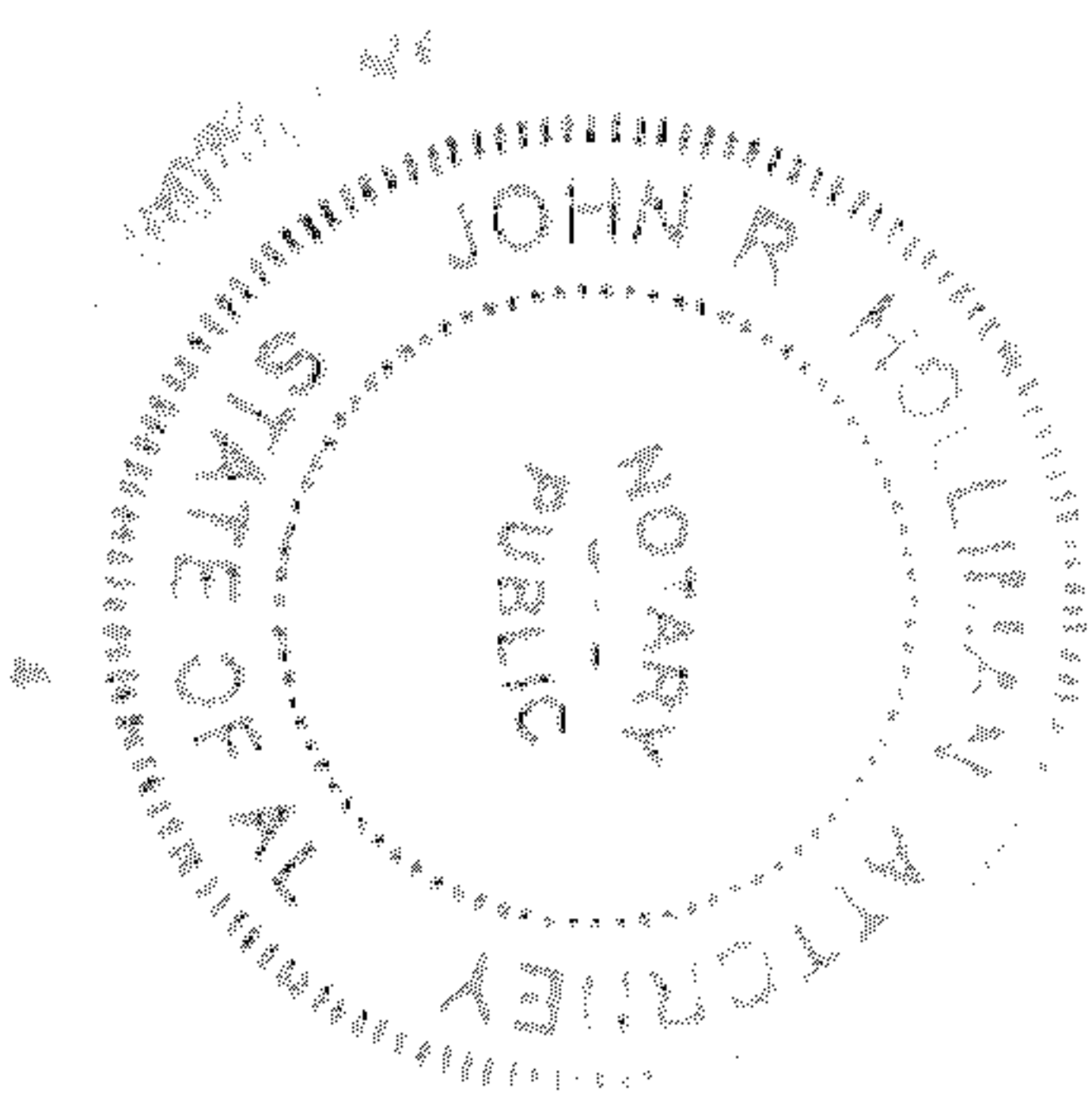
General Acknowledgement

COUNTY OF SHELBY

I, John R. Holliman, a Notary Public in and for said County, in said State, hereby certify that **FLORA J. CROWSON** an unmarried woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

NOTARY STAMP / SEAL

Given under my hand and official seal of office
this 21 day of June, 2021.



This Document Prepared By:
Bradford & Holliman, LLC
John R. Holliman, Esq.
2491 PELHAM PKWY
PELHAM, AL 35124

John R. Holliman
NOTARY PUBLIC
My Commission Expires: 8/28/22

Exhibit A

A part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25 and run thence Westerly along the South line of said quarter-quarter Section 1,075.15 feet to the point of beginning of the property being described; thence turn $89^{\circ} 58' 12''$ left and run Southerly 11.36 feet to a point on the Northerly margin of Davenport Street; thence turn $89^{\circ} 51' 42''$ right and run Westerly along said margin of said street 73.06 feet to a point; thence turn $2^{\circ} 34' 29''$ left and continue along said margin of said street 108.67 feet to a point on the Easterly right of way line of U.S. Highway No. 31 in a curve to the left; thence turn $82^{\circ} 10' 40''$ right to chord and run North-Northwesterly along the chord of said curve a chord distance of 127.77 feet to a point; thence turn $99^{\circ} 02' 01''$ right from chord and run Easterly 77.95 feet to a point; thence turn $27^{\circ} 21' 00''$ right and run East-Southeasterly 44.25 feet to a point; thence turn $15^{\circ} 40' 37''$ left and run East-Southeasterly 88.61 feet to a point; thence turn $79^{\circ} 49' 44''$ right and run Southerly 76.04 feet to the point of beginning, containing 0.49 of an acre.

Source of Title: Instrument 1993-27948

Real Estate Sales Validation Form

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

Grantor's Name Flora Crowson
 Mailing Address 3451 Hwy 31 S
Pelham, AL 35124

Grantee's Name Bryan Keith Crowson
 Mailing Address 3451 Hwy 31 S
Pelham, AL 35124

Property Address _____
13 7 25 2 001 031.000

Date of Sale 06/21/2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 268,540

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 _____

Print 6/21/21

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2021 03:28:35 PM
 \$300.00 JOANN
 20210628000313160

Allen S. Boyd