

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, Suite 100B  
Vestavia Hills, AL 35243

**Send tax notice to:**  
Mechelle S. Wilder and Thomas L.  
Wilder, Jr.  
5201 Queensferry Lane  
Shoal Creek, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE MILLION SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$1,077,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Crown Properties of AL, LLC, a Limited Liability Company**, does hereby grant, bargain, sell and convey unto **Mechelle S. Wilder and Thomas L. Wilder, Jr.**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2, according to the Resubdivision of Huffman's Greystone Resurvey, as recorded in Map Book 24, Page 61, in the Probate Office of Shelby County, Alabama.**

**\$548,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**\$313,350 of the purchase price recited above has been paid from a Purchase Money Home Equity Line of Credit closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, 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.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Brian K. James, as Co-Manager and Secretary, who is authorized to execute this conveyance, has hereto set its signature and seal this 7th day of July, 2021.

Crown Properties of AL, LLC, a Limited Liability Company

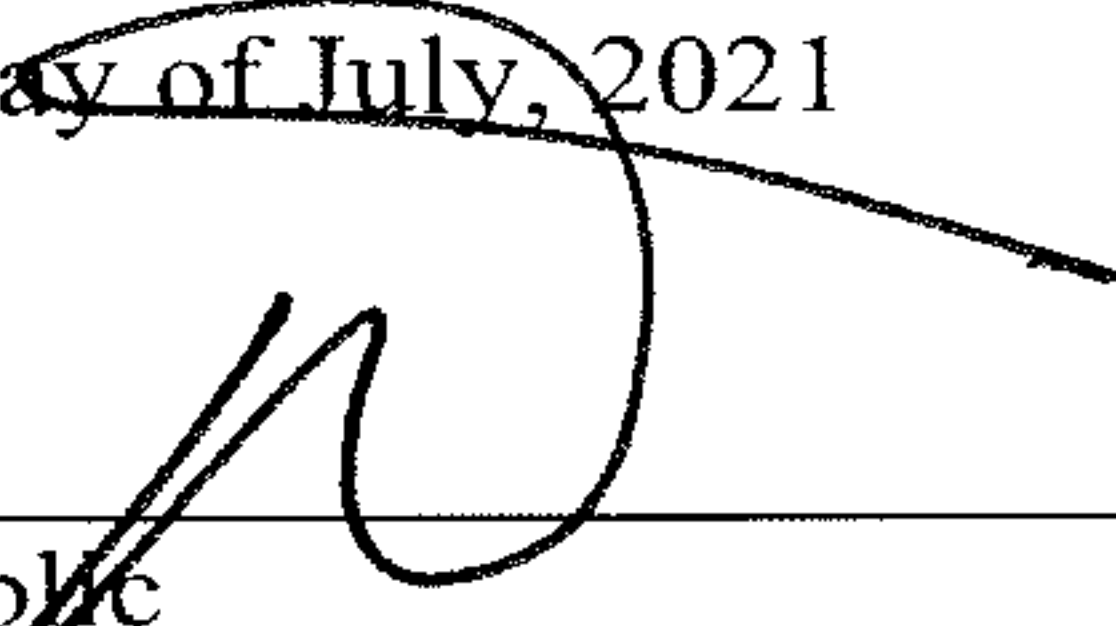
By:   
Brian K. James, Co-Manager and Secretary

STATE OF ALABAMA )

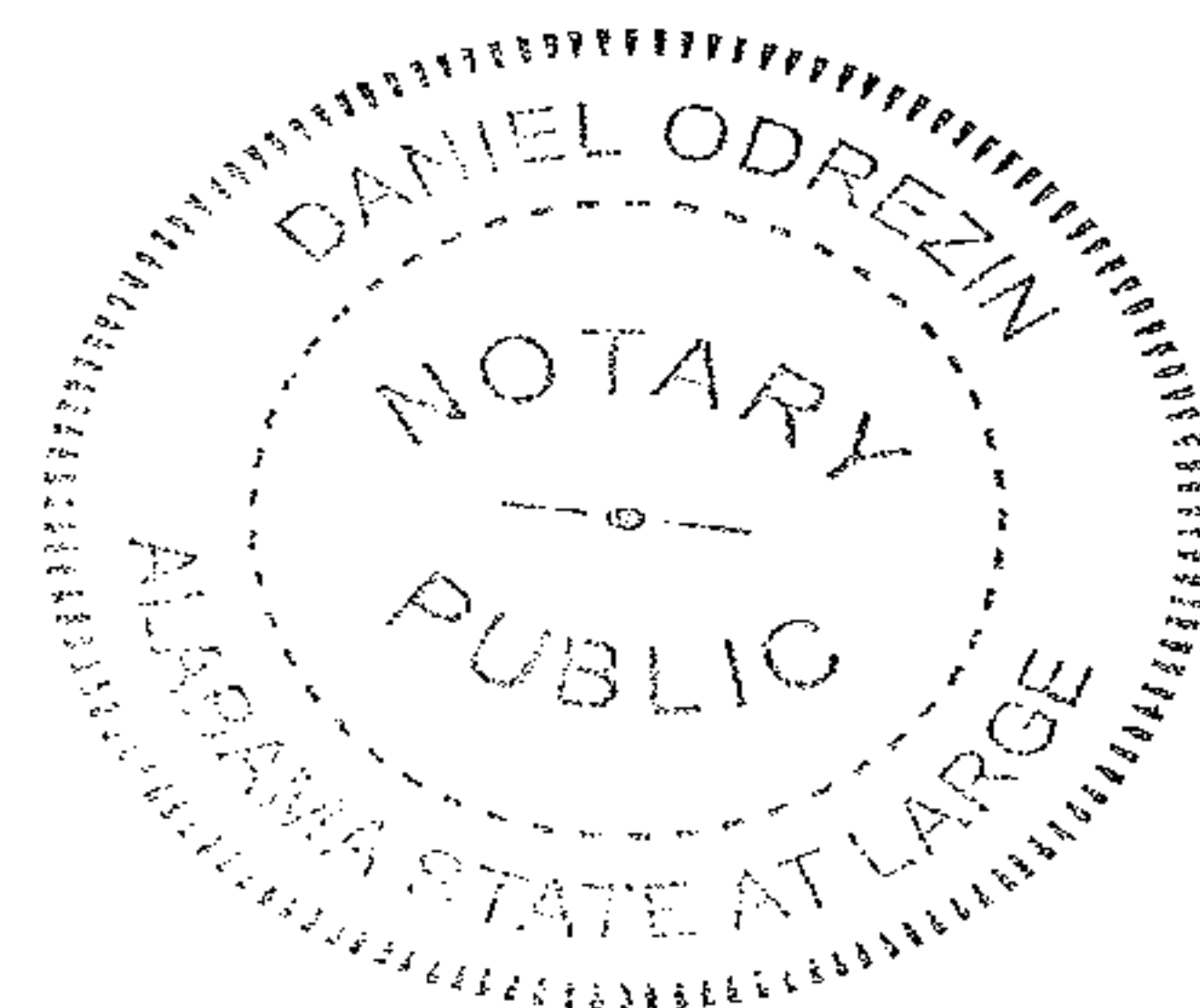
SHELBY COUNTY )

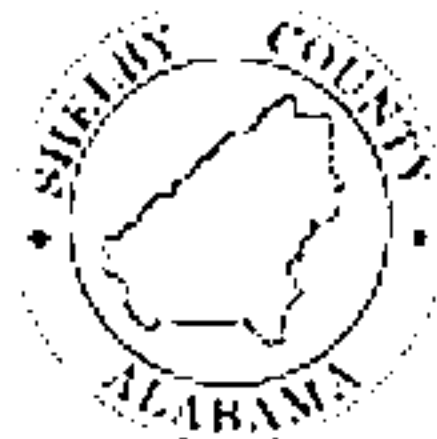
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian K. James whose name as Co-Manager and Secretary of Crown Properties of AL, LLC, a Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 7th day of July, 2021

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 4/3/22





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/12/2021 08:41:03 AM  
S243.50 CHERRY  
20210712000335640

*Allen S. Beigel*

**Real Estate Sales Validation Form**

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

Grantor's Name Crown Properties of AL, LLC  
Mailing Address \_\_\_\_\_

Grantee's Name Mechelle S. Wilder and Thomas L. Wilder, Jr.

Mailing Address \_\_\_\_\_

Property Address 5201 Queensferry Lane  
Shoal Creek, AL 35242

Date of Sale July 7, 2021

Total Purchase Price \$1,077,000.00

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

Appraisal  
 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 7/7/21

Print Daniel Odrezin

Unattested \_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/ Owner/Agent) circle one