

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 36051
File No.: MV-21-27889

Send Tax Notice To: Clinton R. Crumpton
Gina Cheyenne Crumpton
333 Lakeshore Dr.
Shelby, AL 36143

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Diane Melton, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Clinton R. Crumpton and Gina Cheyenne Crumpton, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

Lot 51, according to the survey of Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Diane Melton is the surviving grantee in Instrument # 20210319000140260, Probate Office, Shelby County, Alabama. The other grantee, Cecil Redell Martin, Jr., is deceased, having died on or about July 26, 2021.

\$210,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of January, 2022.


Diane Melton

State of California

County of Riverside

I, D. B. Ramirez Trevino, a Notary Public in and for the said County in said State, hereby certify that Diane Melton, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2022.

Notary Public, State of California

My Commission Expires: Oct. 21, 2025

**See Attached
Notarial Certificate**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

On Jan. 10, 2022 before me, D. B. Ramirez Trevino Notary Public
(insert name and title of the officer)

personally appeared Diane Melton
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~
subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in
~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

