

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Nathan Crumpton
161 Alston Farm Rd
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND NO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Charles Tidmore and Joyce Tidmore, husband and wife* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Nathan Crumpton and Amber Crumpton* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

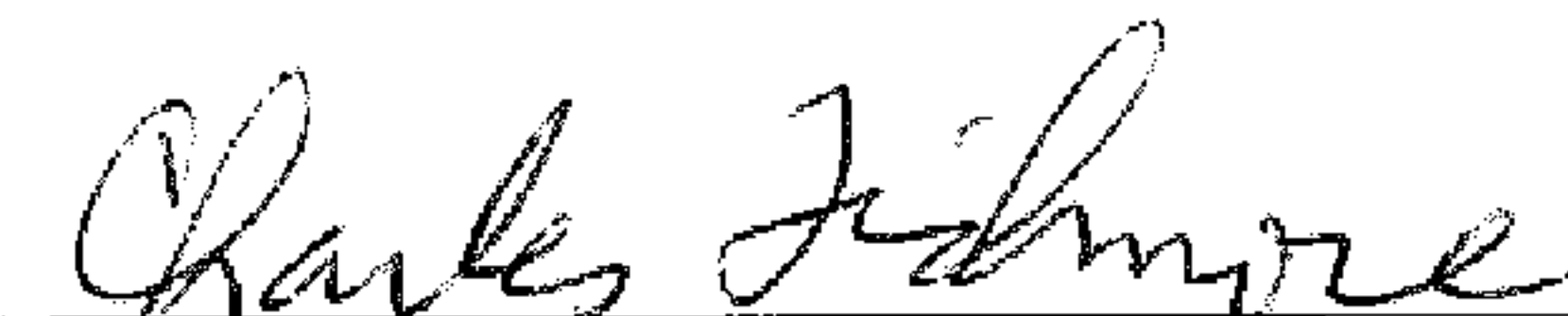
SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record

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 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 11th day of March 2022.

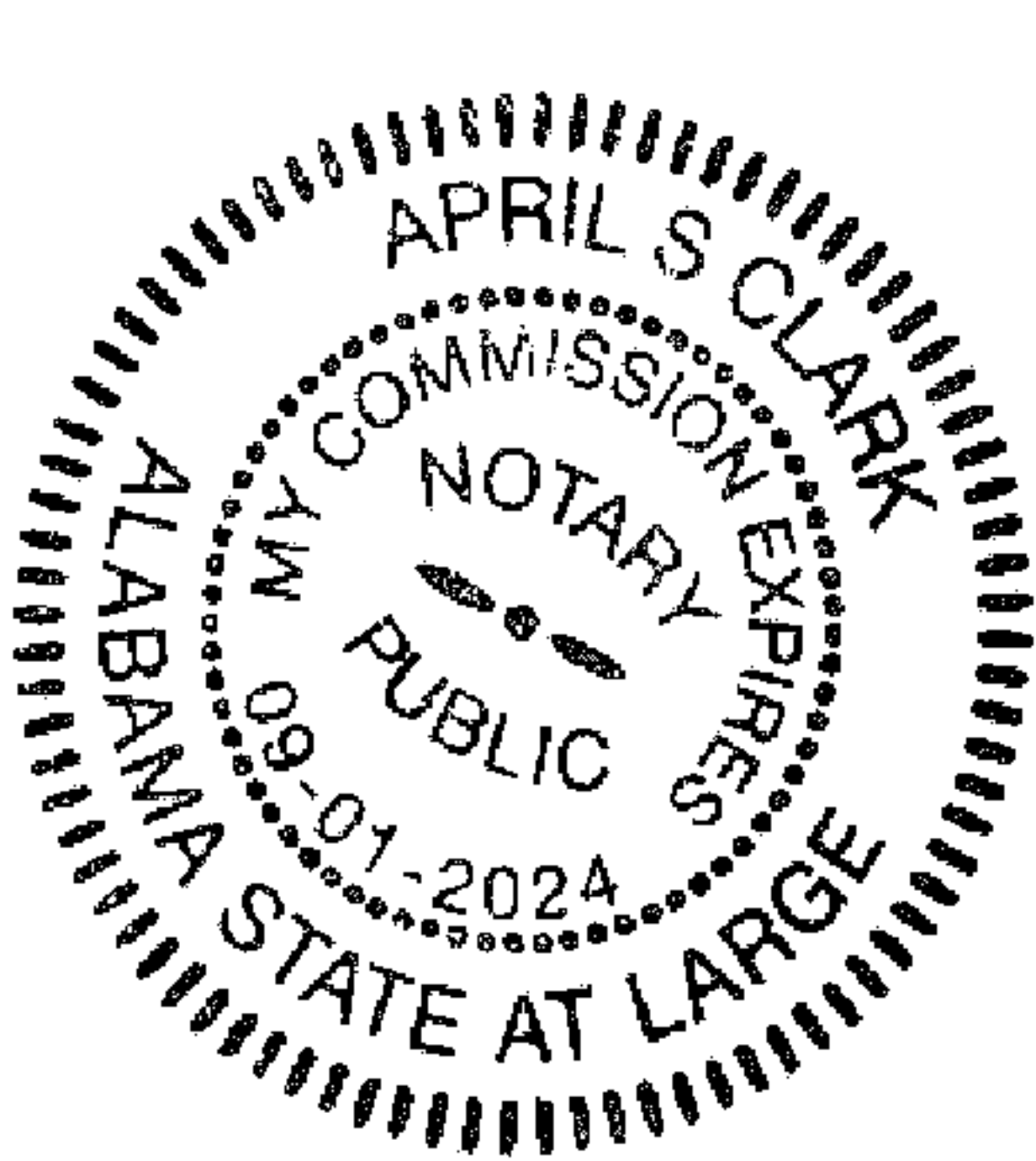

Charles Tidmore


Joyce Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Charles Tidmore and Joyce Tidmore*, whose names 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 11th day of March 2022.



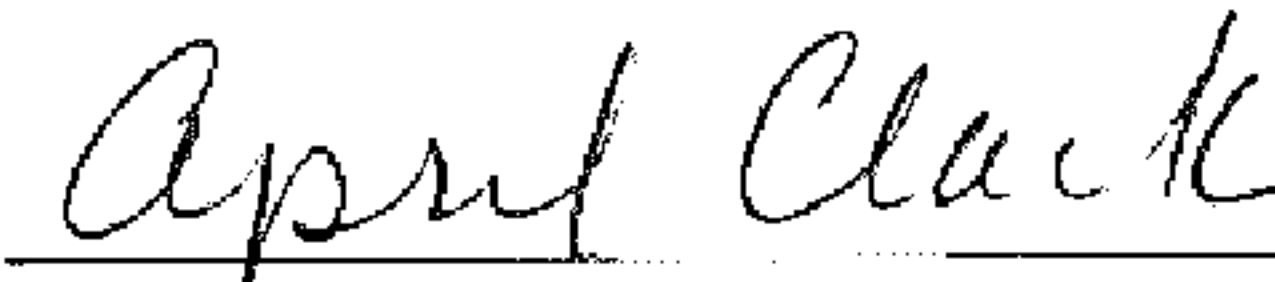

Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A – LEGAL DESCRIPTION

A Parcel of land to be known as Lot 1 of Mountain Valley Farms, being more particularly described as follows:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°22'20"E for a distance of 701.96'; thence N89°46'21"E for a distance of 164.52'; thence N89°46'21"E for a distance of 284.03'; thence S17°36'10"E for a distance of 656.66'; thence S38°00'31"W for a distance of 131.59'; thence S89°46'21"W for a distance of 398.68'; thence N00°13'39"W for a distance of 730.06' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 20' Wide Ingress/Egress Easement, Lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence S88°22'20"E for a distance of 701.96'; thence N89°46'21"E for a distance of 448.55'; thence S17°36'10"E for a distance of 615.67' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N22°00'28"E for a distance of 69.92'; thence N38°11'33"E for a distance of 54.70'; thence N62°08'04"E for a distance of 41.66'; thence N83°07'46"E for a distance of 42.16'; thence S72°17'24"E for a distance of 41.01'; thence S54°46'54"E for a distance of 39.32'; thence S52°18'56"E for a distance of 42.91'; thence S58°25'10"E for a distance of 80.34'; thence N04°47'38"E for a distance of 20.62'; thence N13°08'49"E for a distance of 33.53'; thence N07°44'19"E for a distance of 32.67'; thence N00°58'03"W for a distance of 88.98'; thence N09°10'45"E for a distance of 22.60'; thence N47°28'23"E for a distance of 27.23' to the South line of an existing 20' Ingress/Egress Easement, as recorded in Instrument #1990409000150071, in the Office of the Judge of Probate of Shelby County, Alabama, and the POINT OF ENDING OF SAID EASEMENT.

ALSO AND INCLUDING existing 20' Ingress/Egress Easement, as recorded in Instrument #1990409000150071, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2022 10:42:53 AM
\$53.00 CHERRY
20220314000104020

Allen S. Byrd
Real Estate Sales Validation Form

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

Grantor's Name Charles Tidmore
Mailing Address 205 Alston Farm Rd
Columbiana AL
35051

Grantee's Name Nathan Crumpton
Mailing Address 161 Alston Farm Rd
Columbiana AL
35051

Property Address Vacant

Date of Sale 3/11/2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 25,000.00

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 tax value

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 Mike T. Atchison

Unattested _____

(verified by)

Sign

Mik T Atchison

(Grantor/Grantee/Owner/Agent) circle one