

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Heith Crocker  
8808 Montevallo Road  
Centreville, AL 35042

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY                      KNOW ALL MEN BY THESE PRESENTS

That in consideration of **EIGHTEEN THOUSAND AND 00/100 Dollars (\$18,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Angela R. Mahaffey (fka Angela Richards), an unmarried woman and Norma Richards, Personal Representative of Estate of Mable Stinson Willis, deceased, Probate Case No. PR-2011028 of Chilton County, Alabama**

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

**Heith Crocker**

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

**Lots 1, 2 and 3, Block 4, according to Glasscock's Subdivision of Spring Creek dated August 19, 1947, recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.**

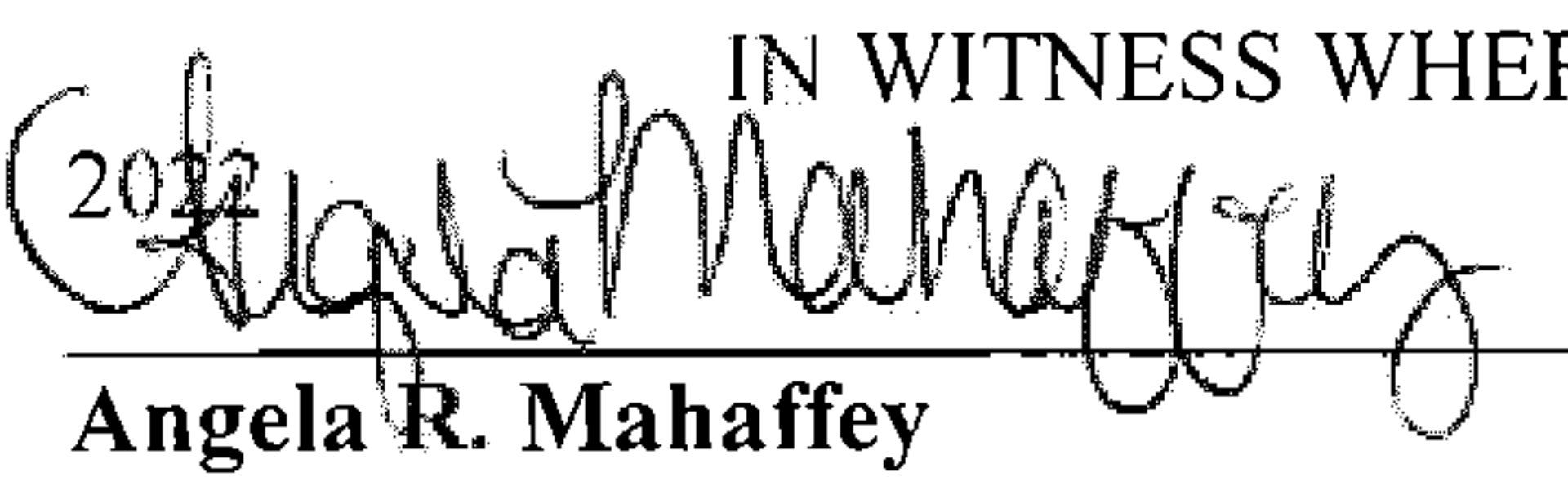
**Also the right of ingress and egress and free right to the use of the launching area for said subdivision for the purpose of launching their boat therefrom.**

**Mable Stinson Willis being one and the same as Mable K. Stinson, grantee in the deed recorded in Instrument No. 19731001000055220.**


- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee his heirs and assigns, forever;

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, we have set our hands and seals, this 17th day of March, 2022  
  
**Angela R. Mahaffey**

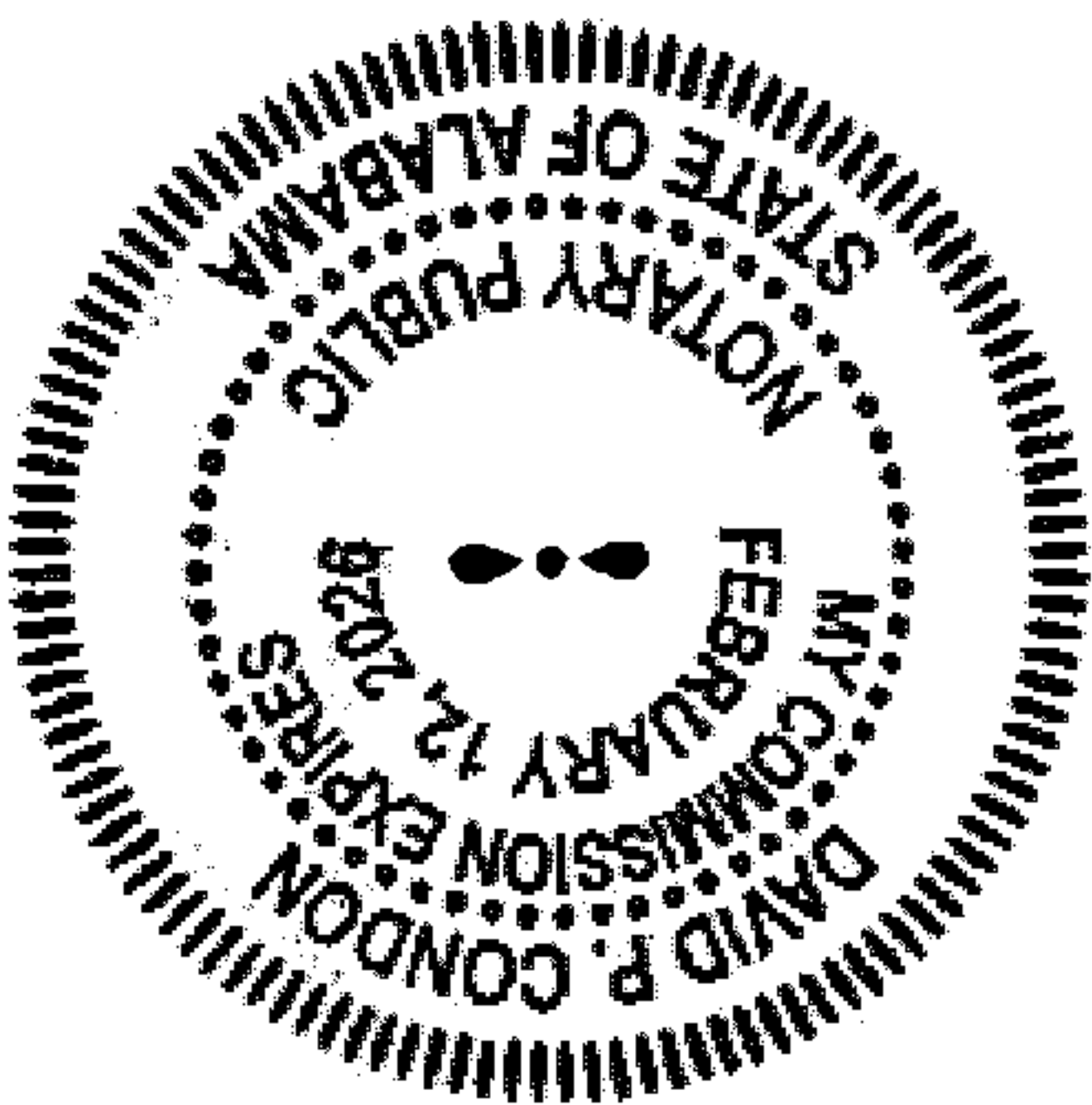
**Estate of Mable Stinson Willis, deceased**

By   
**Norma Richards, Personal Representative**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Angela R. Mahaffey and Norma Richards, as Personal Representative of Estate of Mable Stinson Willis, deceased, 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, Angela R. Mahaffey and Norma Richards, in her capacity as Personal Representative of the Estate of Mable Stinson Willis, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, 2022.  
  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name Angela R. Mahaffey and Norma Richards,  
Personal Representative of Estate of Mable Stinson Willis,  
deceased 130 County Rd. 33  
Mailing Address Center, AL 35040

Property Address 44 Starboard Drive  
Shelby, AL 35143

Grantee's Name Heith Crocker  
Mailing Address 8808 Montevilla Rd.  
Centerville, AL 35042  
Date of Sale March 17, 2022  
Total Purchase Price \$18,000.00  
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 ☐ Appraisal  
☐ Sales Contract ☐ 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 3-17-22 Print David Gordon  
☐ Unattested ☐ (verified by) Sign [Signature]  
(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  
03/23/2022 10:33:10 AM  
\$46.00 BRITTANI  
20220323000118310

Alvin S. Boyd