

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28277

Send Tax Notice To: Mark B. Crowe
Emil L Crowe

4528 Hwy 280
Harpersville, AL 35078

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 **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **James B. Spruell and Cynthia E. Spruell**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark B. Crowe and Emil L Crowe**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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

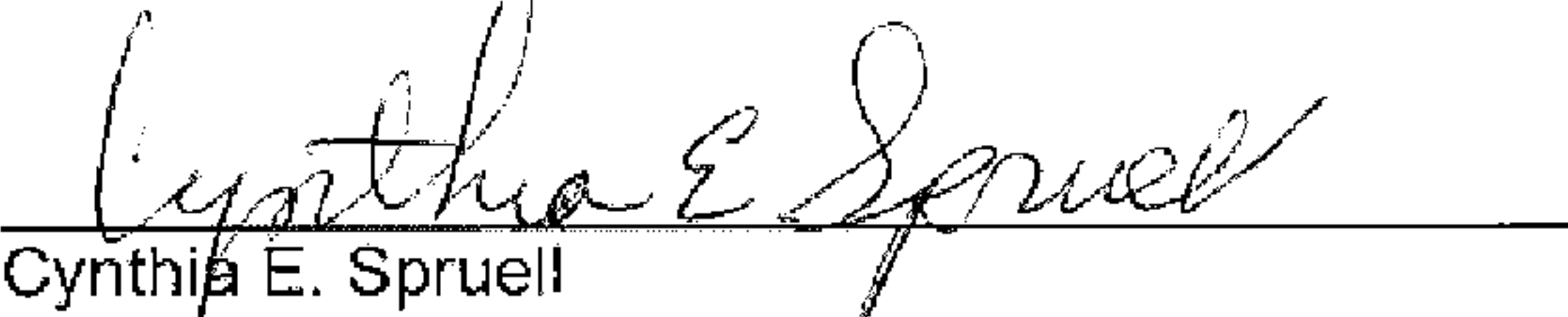
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 12th day of May, 2022.


James B. Spruell

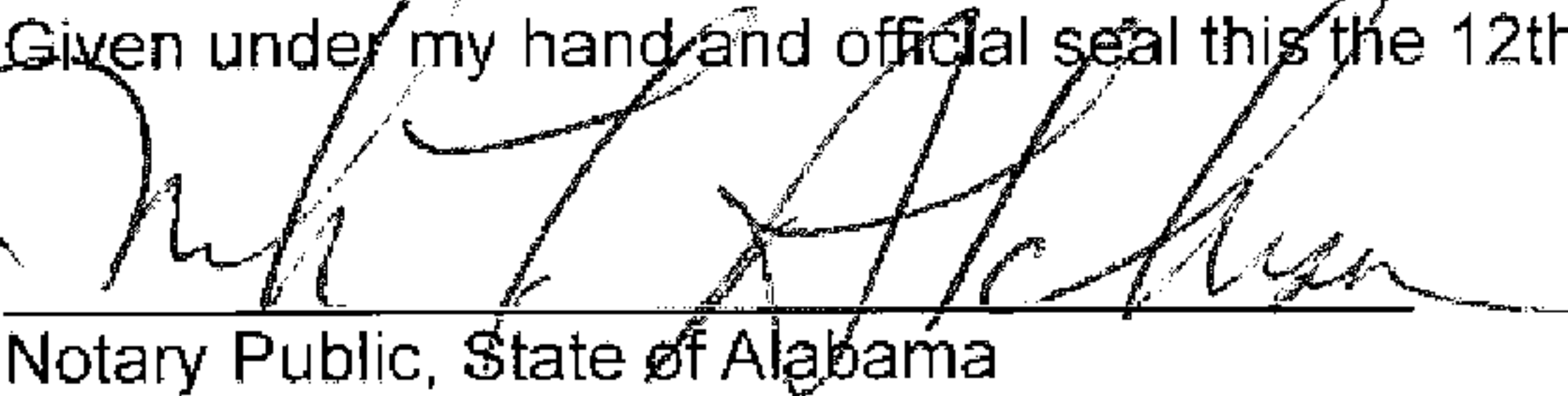

Cynthia E. Spruell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **James B. Spruell and Cynthia E. Spruell**, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 12th day of May, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

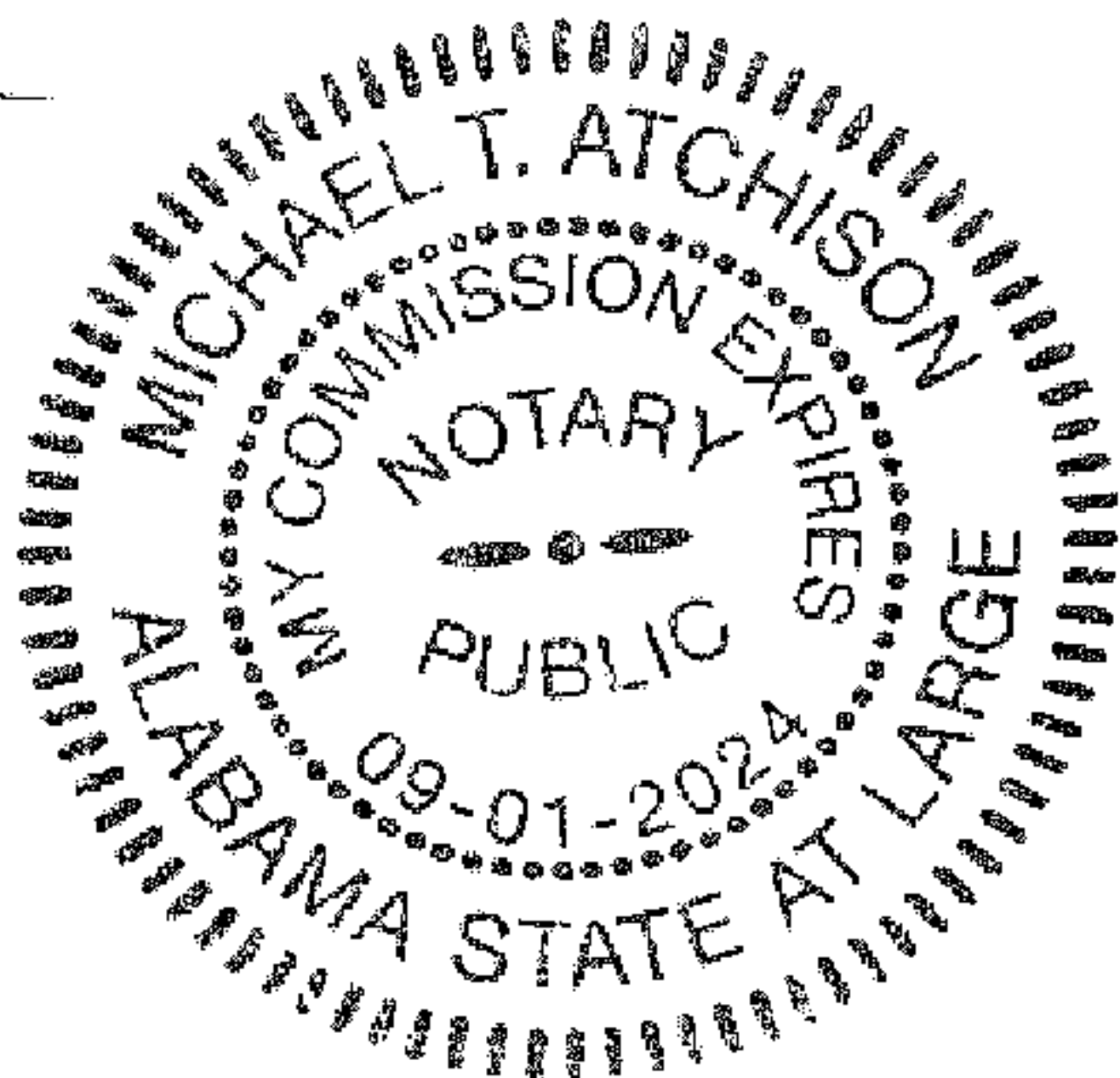


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at a point where the South line of SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East, intersects with the westerly line of the right of way of the Florida Short Route, sometimes known as U.S. Highway #91, and run northwesterly along said highway line 2047 feet to the beginning point; thence continue along said highway line in a northwesterly direction 150 feet; thence run in a southwesterly direction and perpendicular to said highway line 150 feet; thence run in a southeasterly direction and parallel with said highway line 150 feet; thence run in a northeasterly direction and perpendicular to said highway line a distance of 150 feet to beginning; all being in W 1/2 of NW 1/4 of Section 34, Township 19, Range 2 East.

Commence at the intersection of South line of SE 1/4 of NW 1/4 of Section 34, Township 19, Range 2 East and the Southwest right of way line of U.S. Highway 280 and run thence in a northwesterly direction along said highway right of way a distance of 2047.0 feet to point of beginning; being the northeast corner of James B. Spruell lot; thence run southwesterly and perpendicular to said highway right of way a distance of 150.0 feet; thence run in a southeasterly direction and parallel with said highway right of way 30 feet; thence run in a northeasterly direction and perpendicular to said right of way line 150 feet to said highway right of way; thence in a northwesterly direction 30 feet along said highway right of way line to the point of beginning.

From the Southwest corner of the Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4) of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, proceed North along the West boundary of said 1/4-1/4 a distance of 700 feet, more or less, to a point; thence proceed northeasterly a distance of 1020 feet, more or less, to the POINT OF BEGINNING of herein described parcel of land; thence continue in same direction a distance of 150 feet; thence proceed southeasterly parallel to U.S. Highway No. 280 for a distance of 180 feet; thence 90 degrees right for a distance of 150 feet to a point on the northeasterly boundary of Ploughman Circle; thence 90 degrees right and proceed northwesterly along the easterly boundary of said Ploughman Circle for a distance of 180 feet to the POINT OF BEGINNING.

All being situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	James B. Spruell Cynthia E. Spruell	Grantee's Name	Mark B. Crowe
Mailing Address	<u>4691 Hwy 280</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>4528 Hwy 280</u> <u>Harpersville, AL 35078</u>
Property Address	<u>4691 Highway 280</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>May 12, 2022</u>
		Total Purchase Price	<u>\$100,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 May 09, 2022

Print Cynthia E. Spruell

Sign

Cynthia E. Spruell
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 11:42:30 AM
\$128.00 JOANN
20220513000196640

Form RT-1

Allen S. Bayl

