

This Instrument was Prepared by:

Send Tax Notice To: James L. Simmons

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

File No.: MV-22-28448

747 Mountain View Dr
Wiltsville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Thirty Five Thousand Dollars and No Cents (\$635,000.00)**, 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, **Charles Casey Crumpton and Ashley Lamar Crumpton**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James L. Simmons and Anita H. Simmons**, (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 2022 taxes 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 Grantee, his, her or their heirs and assigns forever.

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 8th day of July, 2022.


Charles Casey Crumpton



Ashley Lamar Crumpton

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Charles Casey Crumpton and Ashley Lamar Crumpton, 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 8th day of July, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

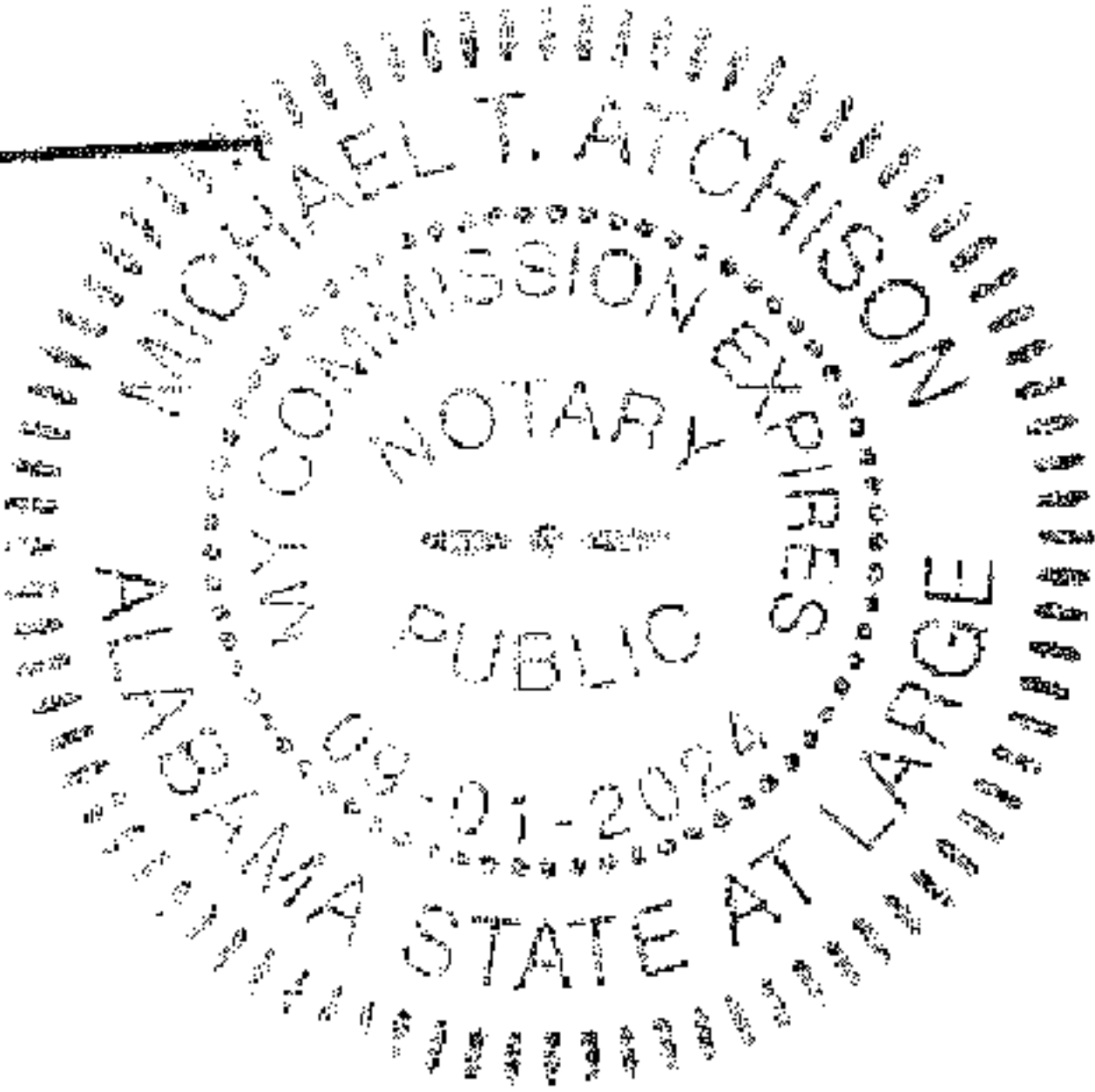


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of Lot 1, Block 2, of Parker's Subdivision as recorded in Map Book 5, Page 27, in the Probate Office of Shelby County, Alabama; said point being on the Northerly R/W of Mountainview Drive; thence 54 degrees 39 minutes 30 seconds left from the Southeasterly line of said Lot 1, run 90.95 feet to the Southerly R/W of said Mountainview Drive and the Point of Beginning; thence 5 degrees 42 minutes 23 seconds left run Southerly for 215.2 feet to Lay Lake; thence 96 degrees 22 minutes left run Easterly for 100.0 feet; thence 22 degrees 52 minutes right run 100.0 feet; thence 106 degrees 30 minutes left run Northerly for 344.20 feet to the Southerly R/W of said Mountainview Drive; thence 119 degrees 45 minutes left run Southwesterly along said R/W for 224.94 feet to the Point of Beginning.

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	Charles Casey Crumpton Ashley Lamar Crumpton	Grantee's Name	James L Simmons Anita H West
Mailing Address	<u>165 Alston Farm Rd</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>747 Mountain View Dr</u> <u>Wilsonville, AL 35786</u>
Property Address	<u>747 Mountain View Dr.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>July 08, 2022</u>
		Total Purchase Price	<u>\$635,000.00</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 July 05, 2022Print Charles Casey CrumptonUnattestedSign Charles Casey Crumpton
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2022 02:41:21 PM
\$663.00 CHARITY
20220708000271260

Form RT-1



Alicia S. Bayl