

This Instrument was Prepared by:

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

Send Tax Notice To: Ashley Perry Crabtree
Samantha Peters Crabtree
Horace D. Peters Jr.
Ida Jean Peters

File No.: MV-22-28597

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 **Eight Hundred Forty Thousand Dollars and No Cents (\$840,000.00)**, 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, **Owen Kahn Watkins and Kayce Clayton Watkins**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ashley Perry Crabtree, Samantha Peters Crabtree, Horace D. Peters Jr., and Ida Jean Peters**, (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.

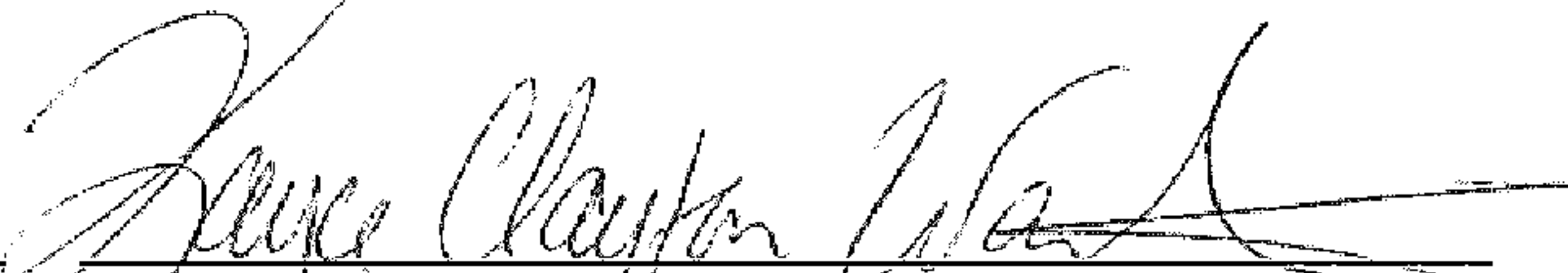
\$630,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 16th day of September, 2022.


Owen Kahn Watkins

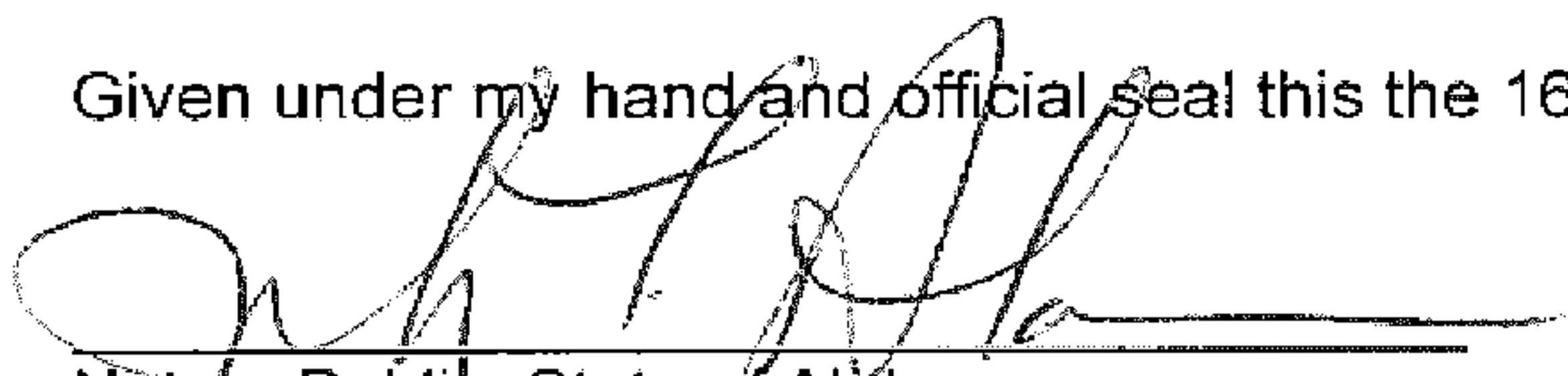

Kayce Clayton Watkins

State of Alabama

County of Shelby

I,  a Notary Public in and for the said County in said State, hereby certify that Owen Kahn Watkins and Kayce Clayton Watkins, 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 16th day of September, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

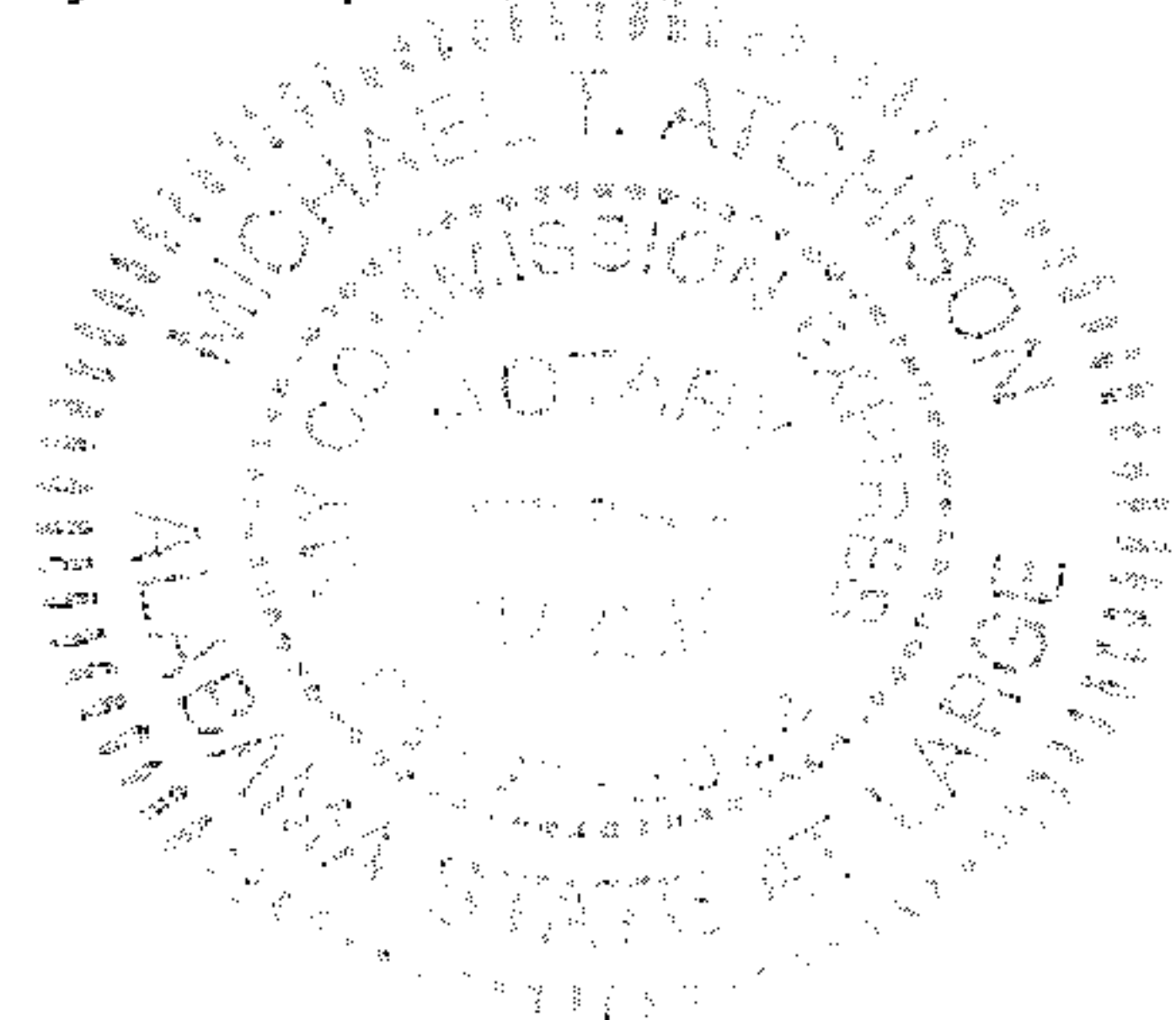


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 6, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 89 degrees 48 minutes 50 seconds West along and immediately North of an existing fence line and along the North line of said Quarter-Quarter a distance of 664.50 feet to a found pipe corner; thence run South 00 degrees 11 minutes 31 seconds East along and immediately West of an existing fence line a distance of 728.42 feet to a found pipe corner; thence run North 89 degrees 11 minutes 20 seconds East along and immediately South of an existing fence line a distance of 662.12 feet to a set rebar corner at a fence corner on the East line of said Quarter-Quarter Section; thence run North 00 degrees 00 minutes 00 seconds East along said Section line a distance of 721.59 feet to the point of beginning.
Together with a twenty-foot wide access easement to serve this property, which is described as follows:
The East 20 feet of the NE 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East.
Situated in Shelby County, Alabama.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/16/2022 02:13:39 PM
 \$240.00 JOANN
 20220916000359890

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	Owen Kahn Watkins Kayce Clayton Watkins	Grantee's Name	Ashley Perry Crabtree Samantha Peters Crabtree Horace D. Peters Jr. Ida Jean Peters
Mailing Address	PO BOX 723 Columbiana, AL 35051	Mailing Address	130 Glenn Rd Wilsonville, AL 35186
Property Address	130 Glenn Rd. Wilsonville, AL 35186	Date of Sale	September 16, 2022
		Total Purchase Price	\$840,000.00
		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 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 September 14, 2022

Print Owen Kahn Watkins

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one