

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **PEGGY JOYCE CROWSON**, a widow, do grant, bargain, sell and convey all of my interest, to **GAYLA C. SCHOFIELD**, as **Trustee of the Crowson Irrevocable Trust, dated October 19, 2022**, in the following described real property situated in Shelby County, Alabama, in fee simple stated below, viz:

SEE EXHIBIT "A"

Source of Title: Book 047, Page 746, Probate Court of Shelby County, Alabama

[Note: Edgar Lee Crowson passed away on March 27, 2004.]

This deed prepared without benefit of title examination and was prepared from deeds/description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee in fee simple.

And I do, for myself and for my heirs, executors and administrators, covenant with the said Grantee and her successors and assigns that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and

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administrators shall warrant and defend the same to the said Grantee as hereinabove
provided, and her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19
day of October, 2022.

Peggy Joyce Crowson (SEAL)
PEGGY JOYCE CROWSON

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State,
do hereby certify that **PEGGY JOYCE CROWSON**, whose name is signed to the
foregoing conveyance and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal, this 19 th day of October,
2022.

Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared by:
Holliman & Holliman, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

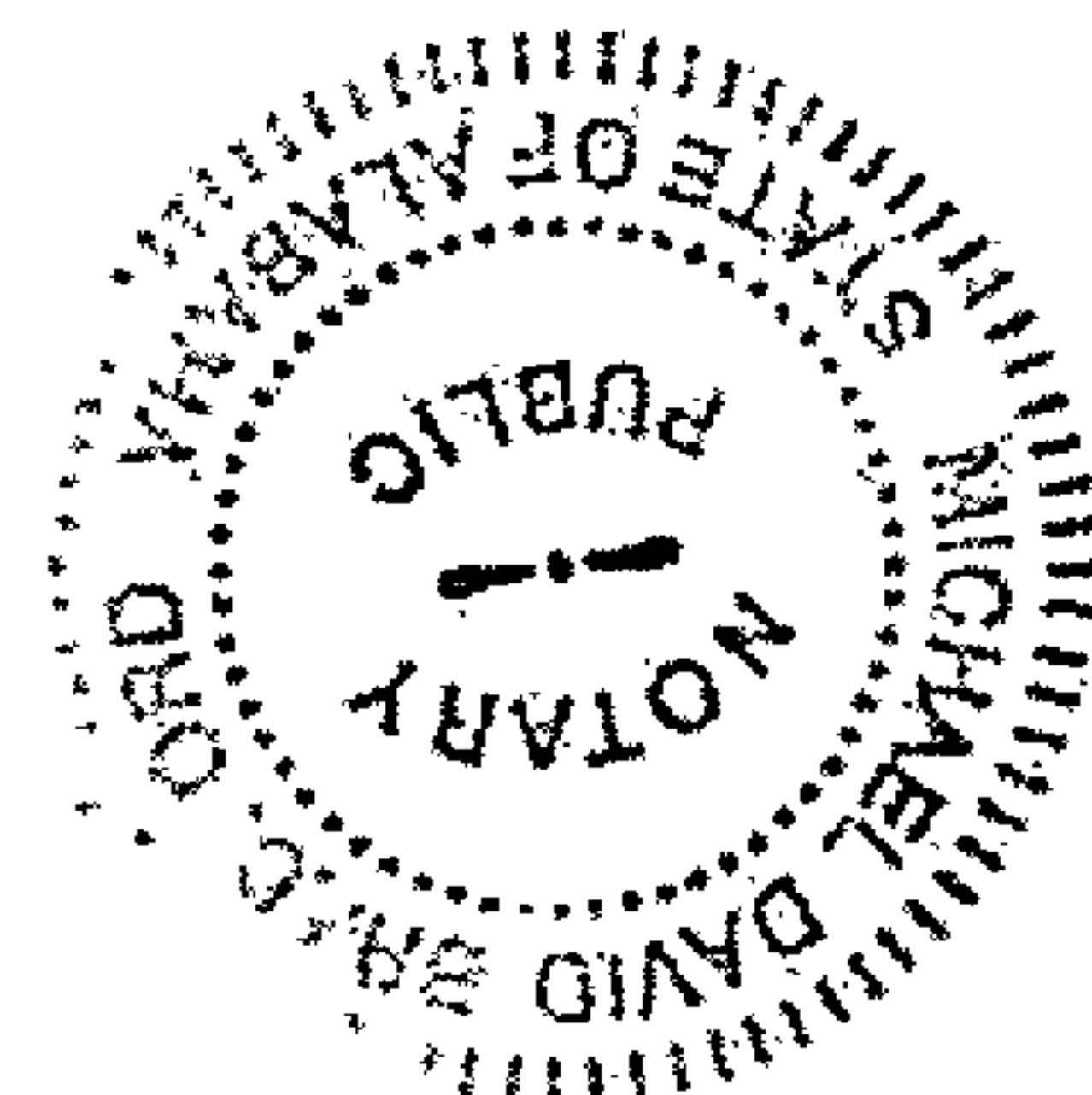


Exhibit A

Commencing at the Northwest Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 22 South, Range 3 West and run thence South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 420 feet to Point of beginning. Thence run 30 feet South. Thence turn East and run 210 feet, thence turn North and run 240 feet, thence turn West and run 420 to point of beginning. Being situated in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 22 South Range 3 West, Shelby County, Alabama.

Source of Title: Book 047, Page 746

Real Estate Sales Validation Form

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

Grantor's Name Peggy Crowson
 Mailing Address 6512 HWY 16
Montevallo, AL
35115

Grantee's Name Gayla Schofield
 Mailing Address Trustee of Crowson
Irrevocable Trust
232 Dakota Bend
Calera, AL 35040

Property Address 6512 HWY 16
Montevallo AL
35115

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 108,760

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

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 10-20-22

Print Carol Winning

☐ Unattested

Sign

Carol Winning

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/20/2022 09:40:17 AM
 \$140.00 PAYGE
 20221020000395560

Form RT-1

Allen S. Bayl