

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:

**WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND NO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, *Burlin McManus, Jr, a single man, Sherria Guthrie, a married woman, Kevin Frangopoolos, a married man, Cherry F. Moody, a married woman, Richard Moore, a single man, Heath Moore, a married man, Shannon Carter, a married woman, and Weldon McManus, a married man,* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Christopher Bryan Crumpler and Rebekah H. Crumpler and Justin T. Armstrong and Jordan W. Armstrong* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

Kevin Frangopoolos and Cherry F. Moody are the surviving heirs at law of Becky McManus, having died on May 22, 2019.

Richard Moore, Heath Moore and Shannon Carter are the surviving heirs at law of Theresa Moore, having died on August 22, 2021.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11<sup>TH</sup> day of may, 2022.

Burlin McManus, Jr.  
Burlin McManus, Jr.

Kevin Frangopoolos  
Kevin Frangopoolos

Richard Moore  
Richard Moore

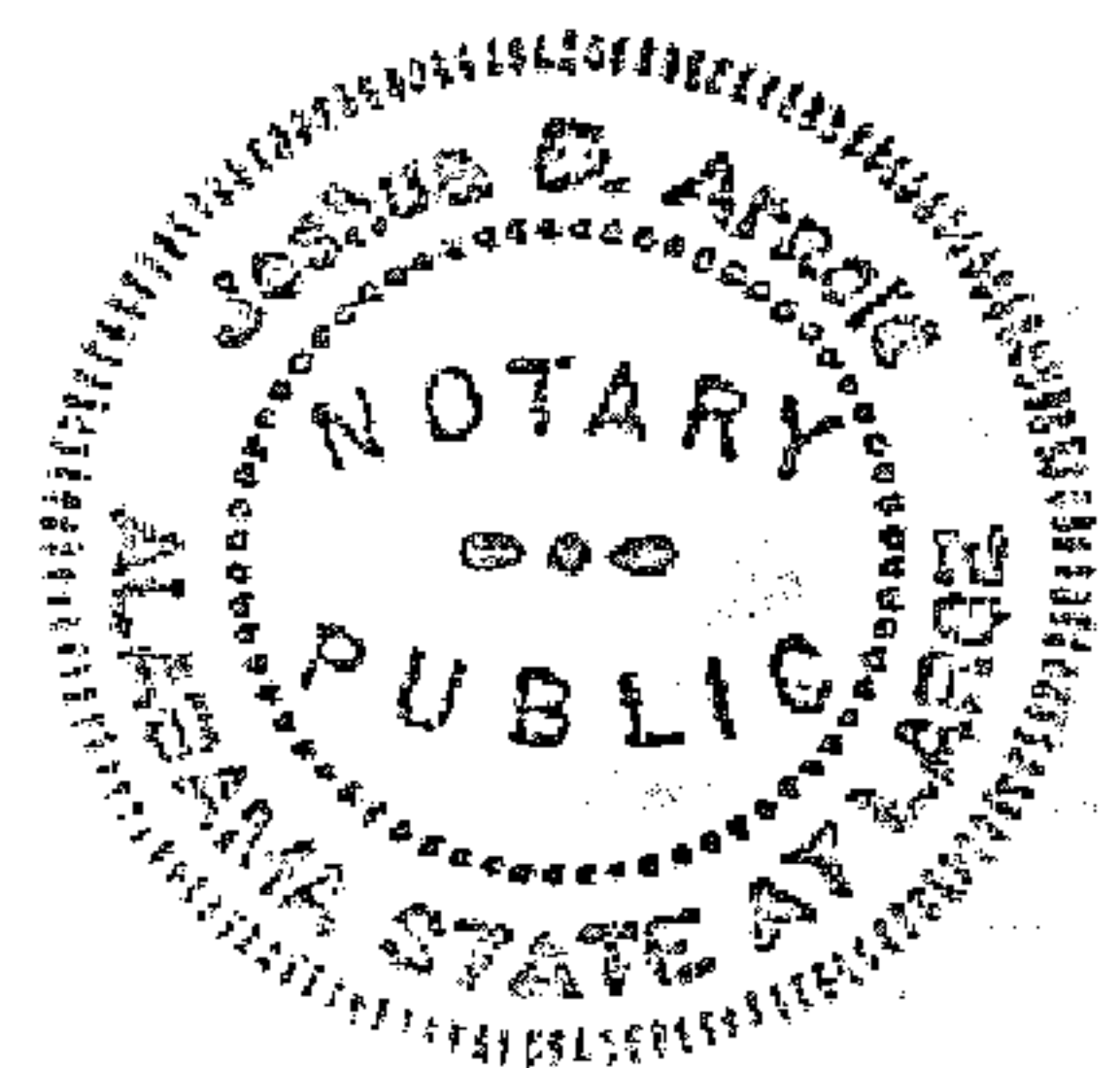
Shannon Carter  
Shannon Carter

Sherria Guthrie  
Sherria Guthrie

Cherry F. Moody  
Cherry F. Moody

Heath Moore  
Heath Moore

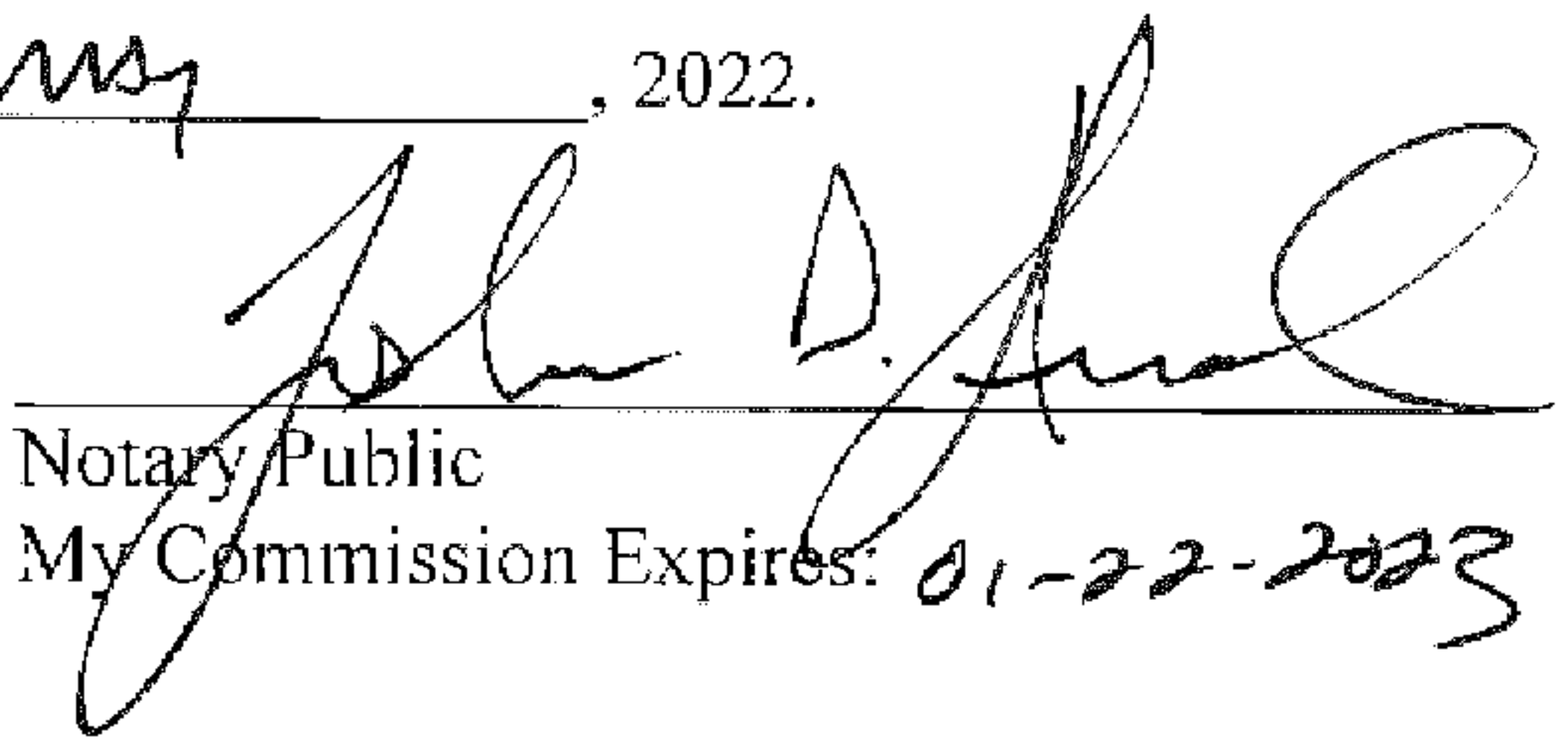
Weldon Z. McManus  
Weldon McManus



STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Burlin McManus, Jr., Sherria Guthrie, Kevin Frangopoolos, Cherry F. Moody, Richard Moore, Heath Moore, Shannon Carter, Weldon McManus*, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>TH</sup> day of Nov, 2022.

  
Notary Public

My Commission Expires: 01-22-2023



**EXHIBIT A – LEGAL DESCRIPTION**

**Parcel I:**

The SE ¼ of the NE ¼, Section 22, Township 18 South, Range 1 East, Shelby County, Alabama.

**Parcel II:**

All of the right title and interest of Burlin D. McManus and Sherria Guthrie in and to the following property:

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence N88°49'00"E, a distance of 162.12'; thence N88°42'25"E, a distance of 468.12' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 30.00'; thence N00°00'31"E, a distance of 327.03' to the Southerly R.O.W. line of Old Deer Creek Road, Prescriptive R.O.W., and the beginning of a non-tangent curve to the right, having a radius of 1400.00, a central angle of 01°19'32". and subtended by a chord which bears S67°50'15"W, and a chord distance of 32.39'; thence along the arc of said curve and said R.O.W. line, a distance of 32.39'; thence S00°00'31"W and leaving said R.O.W. line, a distance of 315.49' to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/04/2022 02:55:24 PM  
 \$102.00 JOANN  
 20221104000415080

*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		Grantee's Name	Christopher Bryan Crumpler Justin T. Armstrong Rebekah H. Crumpler Jordan W. Armstrong
Mailing Address	<u>11205 Hwy 55</u> <u>Sterrett AL 35147</u>	Mailing Address	<u>434 South Highland Ridge Lane</u> <u>Chelsea, AL 35043</u>
Property Address	<u>0 Old Deer Creek Rd.</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>November 01, 2022</u>
		Total Purchase Price	<u>\$352,500.00</u> <u>62,528.11</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 November 04, 2022

Print Mike T. Atchison

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one