

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, *Sherrie S. Guarnieri, a married woman, Jordan Caltrider, a single man and Tammy Reynolds, a single woman* (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:

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

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2022.

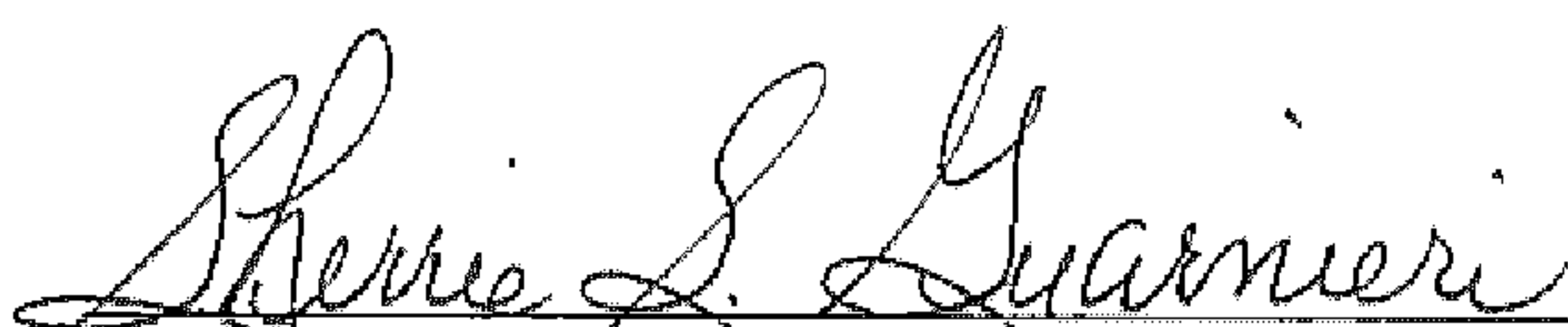
2. Easements, restrictions, rights of way, and permits of record


\$70,516.65 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewithin.

**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 4<sup>th</sup> day of May, 2022.

  
Sherrie S. Guarnieri

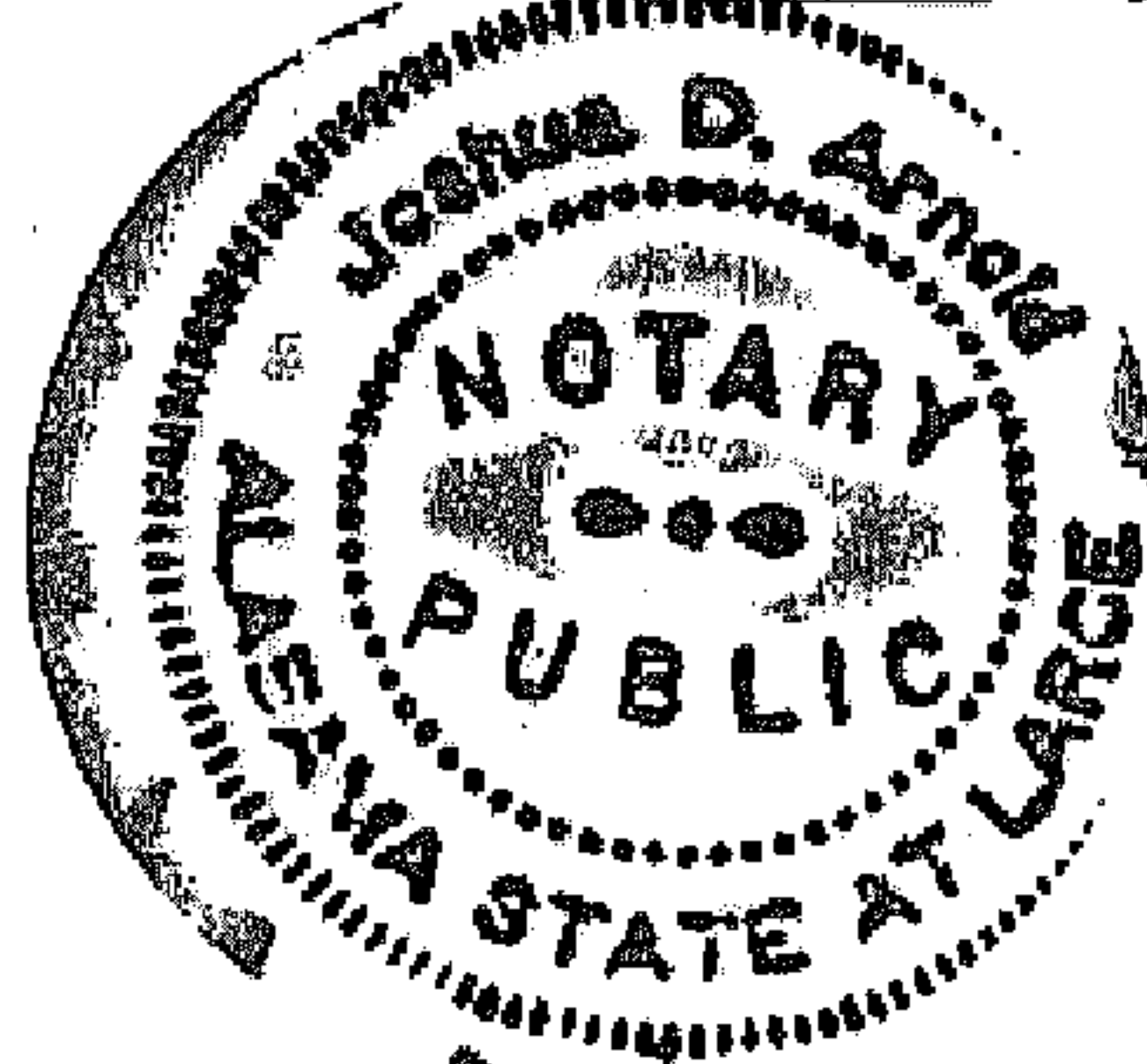
  
Jordan Caltrider

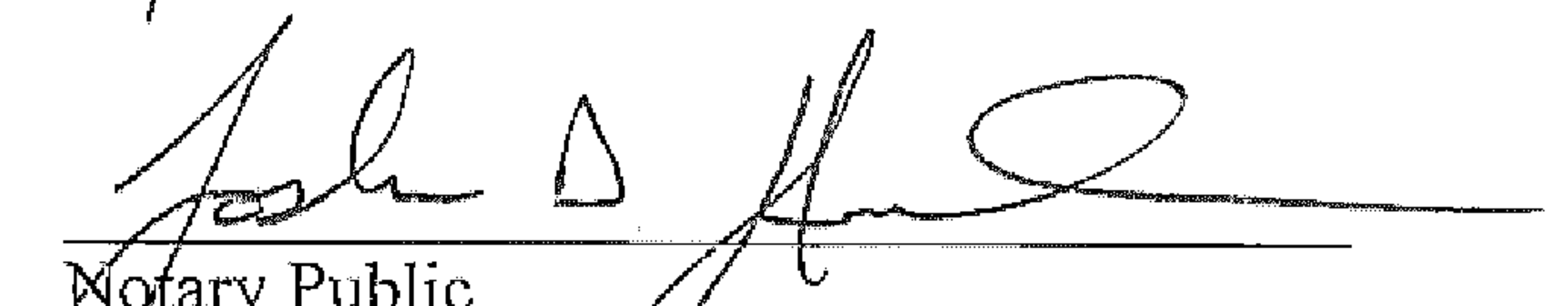
  
Tammy Reynolds

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Sherrie S. Guarnieri, Jordan Caltrider, and Tammy Reynolds*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of May, 2022.



  
Notary Public  
My Commission Expires:

**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

11205 Hwy 55  
Sterrett AL 35147

Mailing Address

434 South Highland Ridge LaneChelsea, AL 35043

Property Address

0 Old Deer Creek Rd.Sterrett, AL 35147Date of Sale November 01, 2022Total Purchase Price ~~\$352,500.00~~ 37,516.91

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/04/2022 02:55:30 PM

\$29.00 JOANN

20221104000415140

\_\_\_\_\_ has price or actual value claimed on \_\_\_\_\_ be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is \_\_\_\_\_)

\_\_\_\_\_ 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 November 04, 2022Print Mike T. AtchisonUnattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one