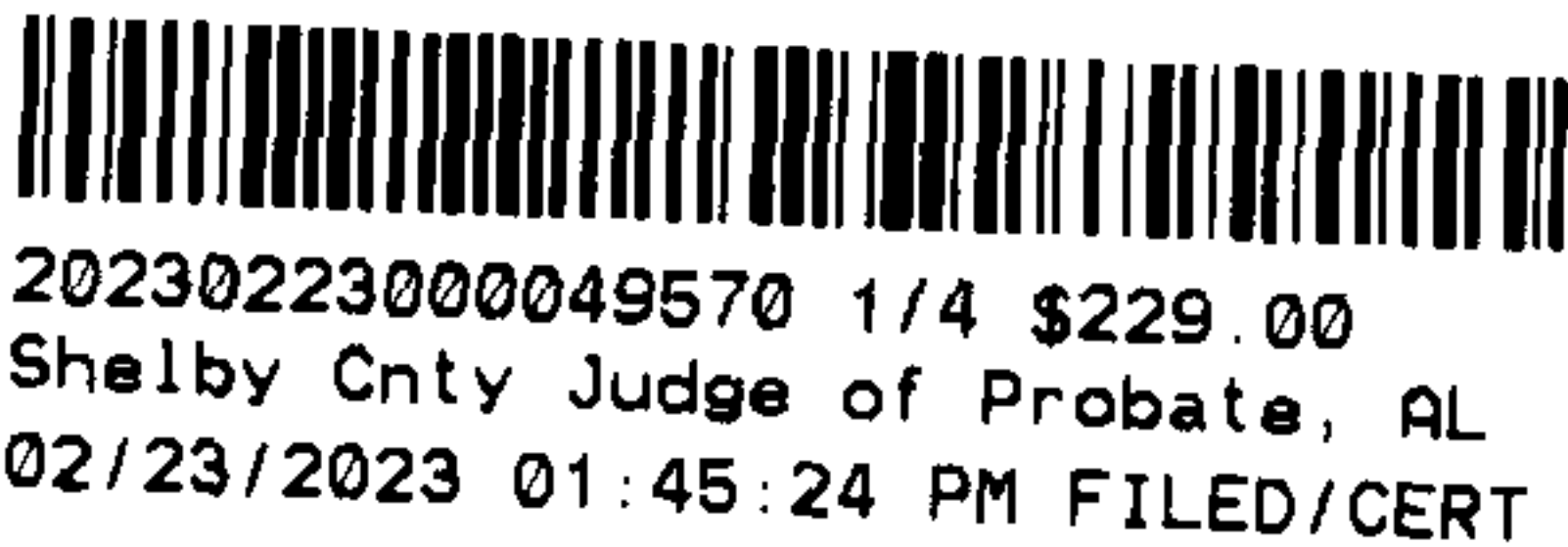


THIS INSTRUMENT PREPARED BY:

Name: L. Brooks Burdette
Attorney at Law
Without Opinion
The Burdette Law Firm, P.C.
113 Glenn Avenue
Trussville, Alabama 35173

Send Tax Notice To:

Ronald William Crosby
206 Hidden Creek Drive
Pelham, Alabama 35124



QUIT CLAIM ESTATE DEED

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration
in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

RONALD WILLIAM CROSBY, an unmarried man and surviving spouse of
Rebecca Crosby aka Rebecca Stough Crosby, WILLIAM DREW CROSBY, a
married man and heir of Rebecca Crosby aka Rebecca Stough Crosby, and
LAUREN REBECCA WARREN, a married woman and heir of Rebecca Crosby
aka Rebecca Stough Crosby,

hereby remises, releases, quit claims, grants, sells, and conveys to

RONALD WILLIAM CROSBY

(hereinafter called Grantee), all their right, title, interest and claim in or to the
following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 156, according to the Survey of Phase One, Hidden Creek III, as recorded in
Map Book 26, page 13 in the office of the Judge of Probate of Shelby County,
Alabama.

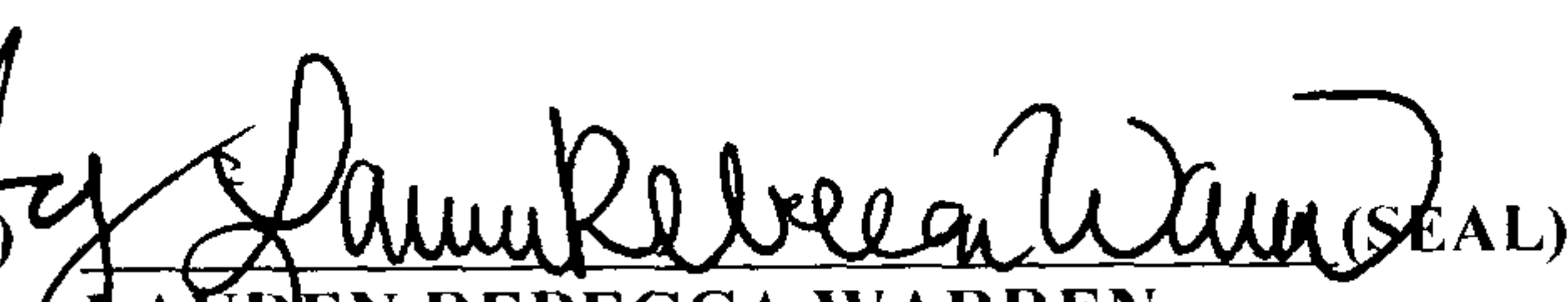
-Subject to Ad Valorem taxes for the year 2023 and all following years, covenants, right-of-
ways, easements, reservations, and restrictions of record.

1. Ronald William Crosby, William Drew Crosby and Lauren Rebecca Warren are the
heirs of Rebecca Crosby aka Rebecca Stough Crosby who died on or about February 9,
2014. See Affidavits recorded in Instrument Numbers 20230223000049520,
20230223000049550, 20230223000049560,
20230223000049530, 20230223000049540, in the
Office of the Judge of Probate of Shelby County, Alabama.
2. Rebecca Crosby is one and the same as Rebecca Stough Crosby.
3. This property does not constitute the homestead of the grantors or their spouses.
4. This legal description was provided by the grantor and the source of title is that certain
deed filed in instrument number 20130809000325380 as recorded in the Probate Office
of Shelby County, Alabama.
5. No title opinion was issued. No tax advice was given. No survey was provided.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 9 day of February 2023.

 (SEAL)
RONALD WILLIAM CROSBY,
as an heir of Rebecca Crosby
aka Rebecca Stough Crosby

 (SEAL)
LAUREN REBECCA WARREN,
as an heir of Rebecca Crosby
aka Rebecca Stough Crosby

STATE OF ALABAMA
COUNTY OF JEFFERSON

20230223000049570 2/4 \$229.00
Shelby Cnty Judge of Probate, AL
02/23/2023 01:45:24 PM FILED/CERT

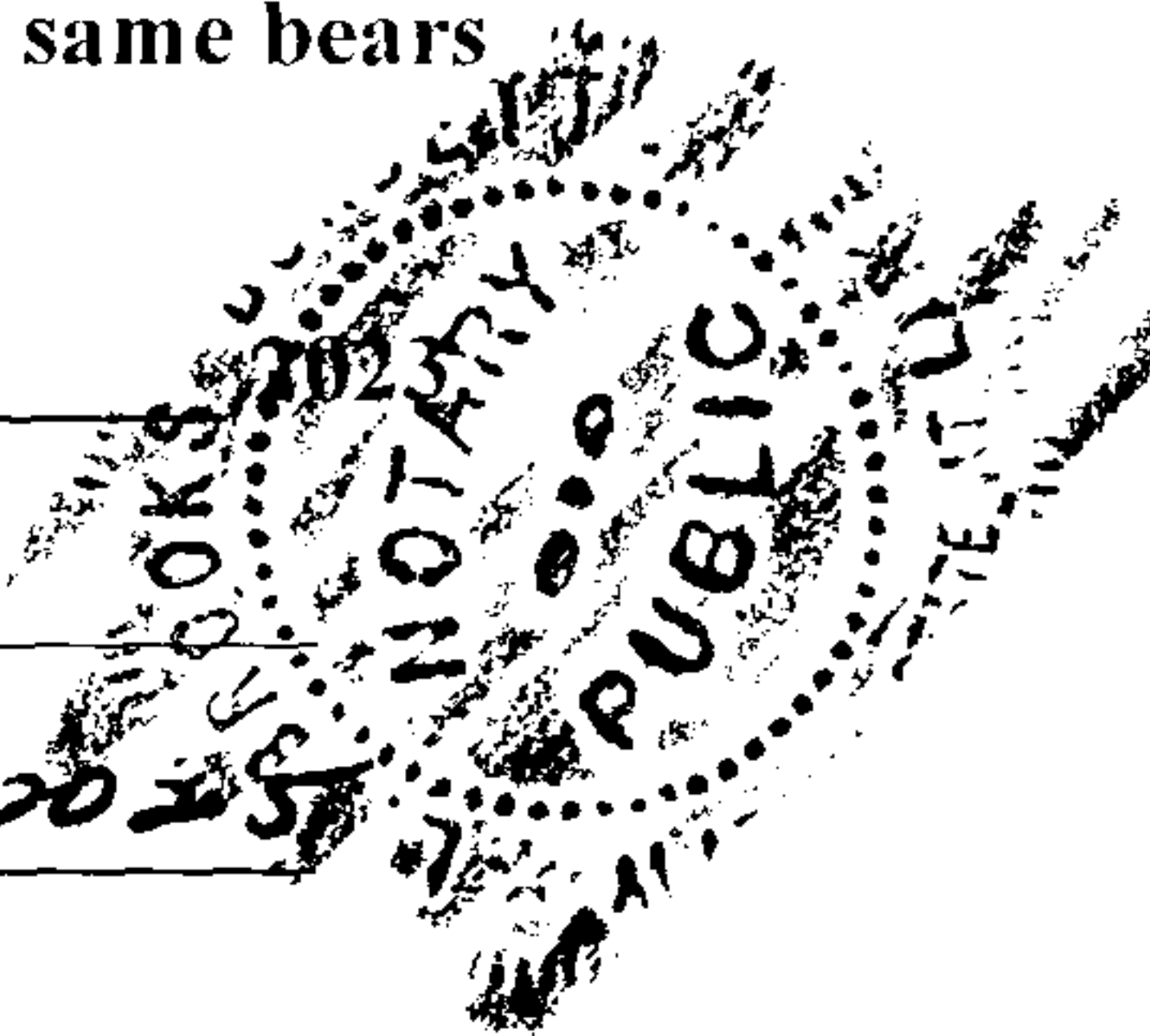
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ronald William Crosby, an unmarried man, and surviving spouse of Rebecca Crosby aka Rebecca Stough Crosby, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of February



Notary Public

My Commission Expires: 4/19/2025



STATE OF ALABAMA
COUNTY OF JEFFERSON

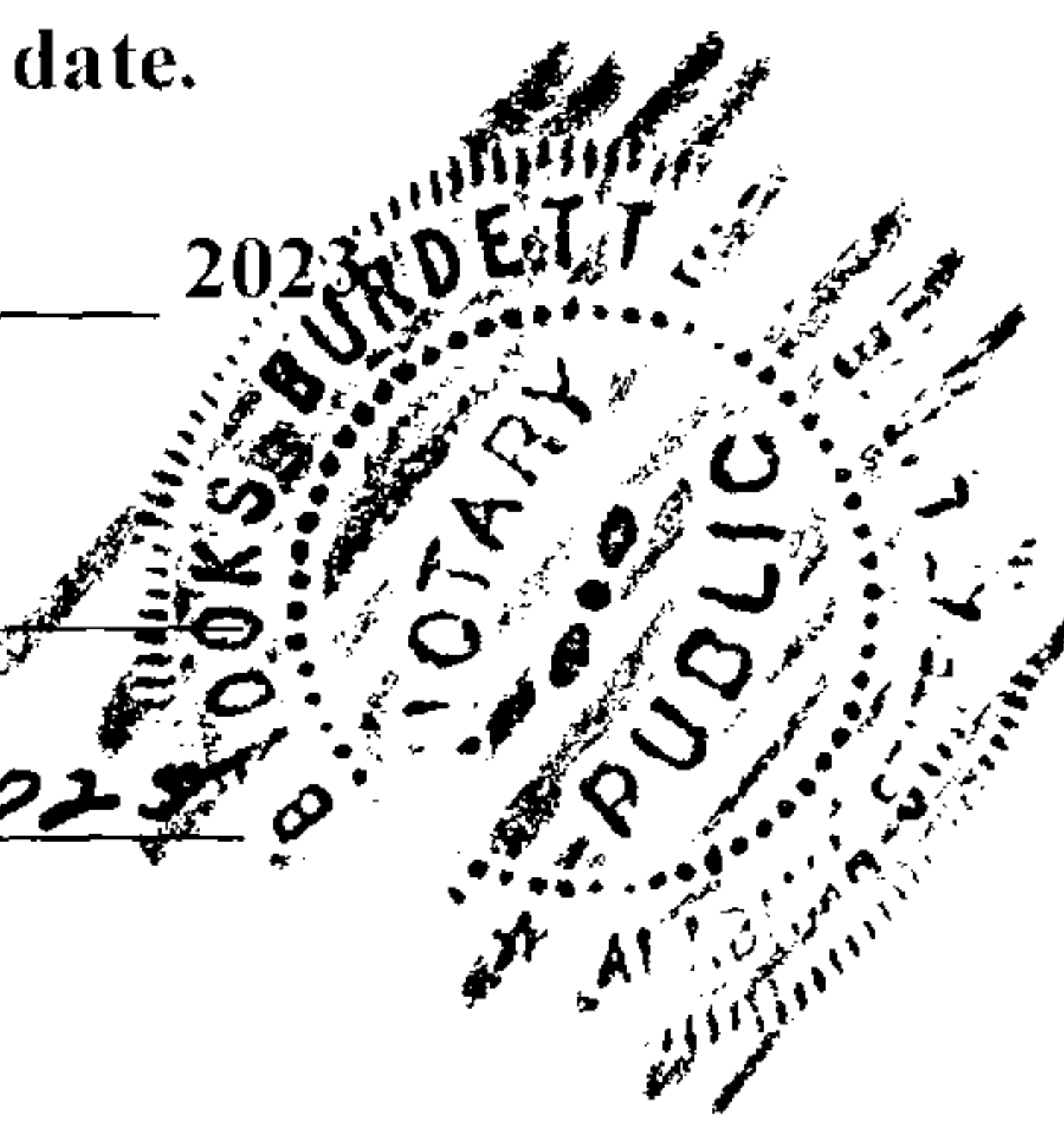
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lauren Rebecca Warren, a married woman, and an heir of Rebecca Crosby aka Rebecca Stough Crosby whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

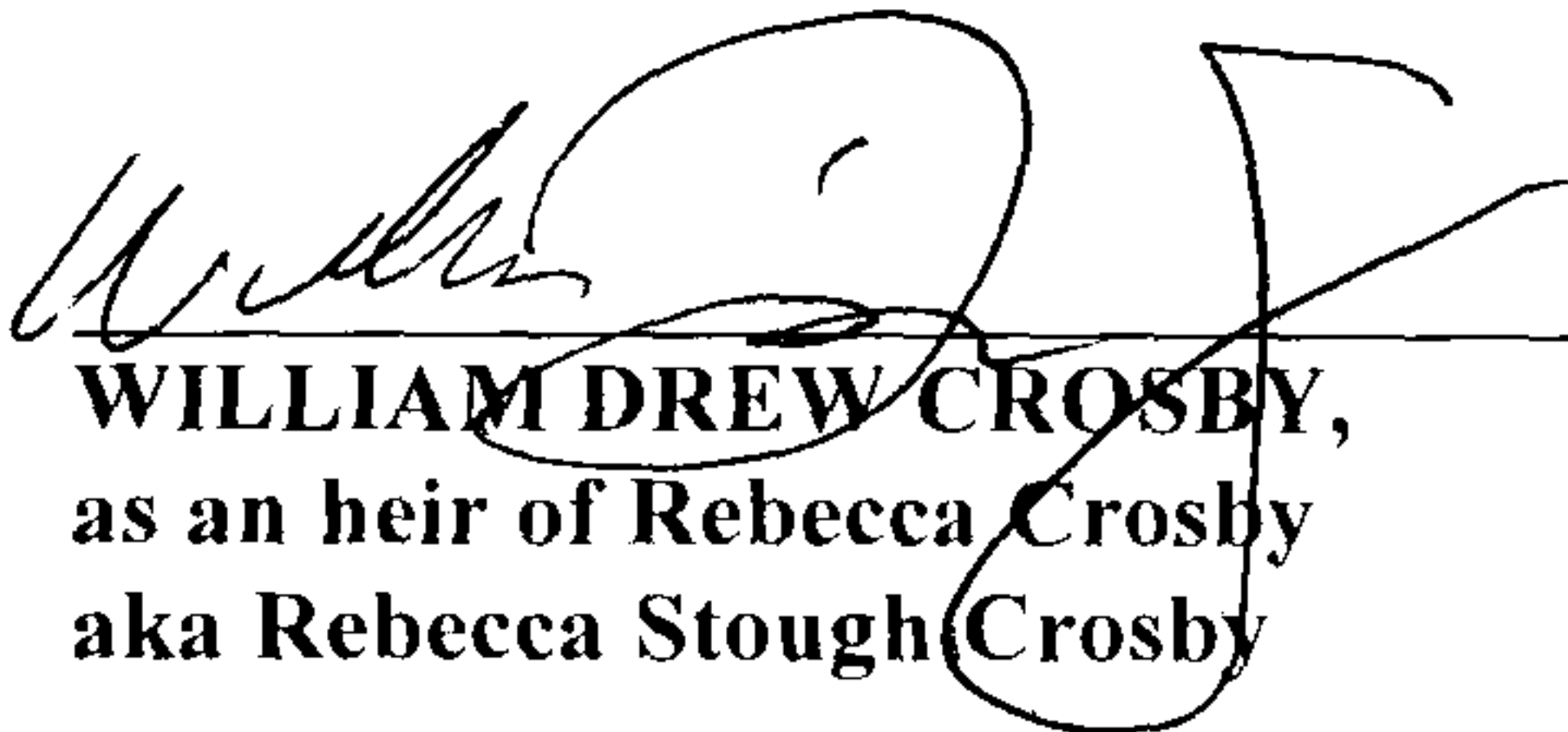
Given under my hand and official seal this 9 day of February 2023



Notary Public

My Commission Expires: 4/19/2025



 (SEAL)
WILLIAM DREW CROSBY,
as an heir of Rebecca Crosby
aka Rebecca Stough Crosby

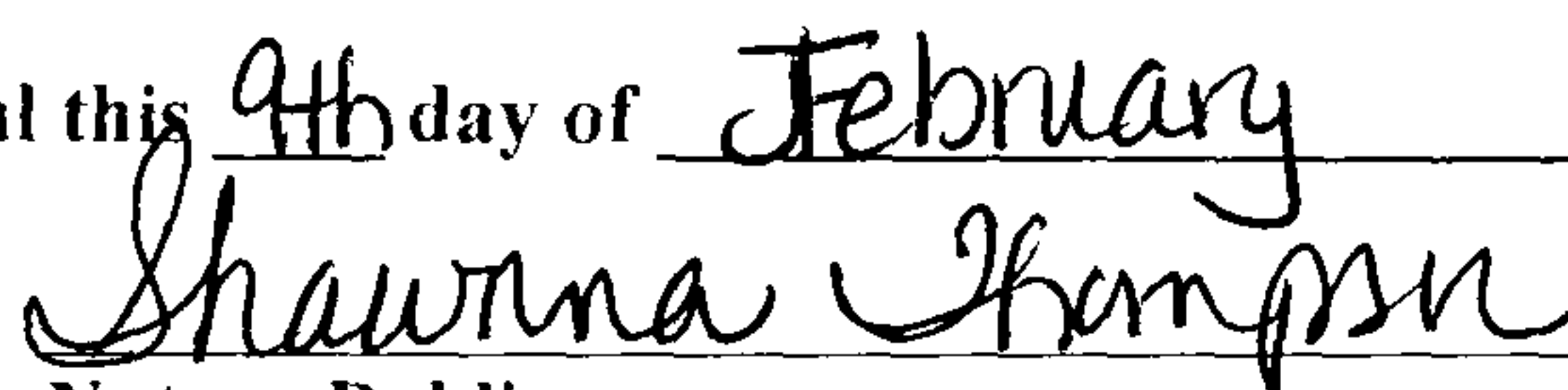

20230223000049570 3/4 \$229.00
Shelby Cnty Judge of Probate, AL
02/23/2023 01:45:24 PM FILED/CERT

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Drew Crosby, a married man, and an heir of Rebecca Crosby aka Rebecca Stough Crosby, 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February 2023.




Notary Public
My Commission Expires: May 18, 2025

Real Estate Sales Validation Form

20230223000049570 4/4 \$229.00
Shelby Cnty Judge of Probate, AL
02/23/2023 01:45:24 PM FILED/CERT

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

Grantor's Name	<u>Ronald William Crosby</u> <u>William Dye W Crosby</u> <u>Lauren Rebecca Warren</u>	Grantee's Name	<u>Ronald William Crosby</u>
Mailing Address	<u>206 Hidden Creek Drive</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>206 Hidden Creek Drive</u> <u>Pelham, AL 35124</u>
Property Address	<u>206 Hidden Creek Drive</u> <u>Pelham, AL 35124</u>	Date of Sale	<u>February 9, 2023</u>
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$ <u>194,530.00</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)

☐ 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 or the assessor's current market value.

If not 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 from my result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	<u>February 9, 2023</u>	Print	<u>Ronald William Crosby</u>
Unattested		Sign	<u>Ronald William Crosby</u>
(verified by)		(Grantor ☒ Grantee ☐ Owner/Agent) circle one	