

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Mark Crowe and Tami Crowe  
1354 Tanyard Road  
Harpersville, AL 35078

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

State of Alabama  
County of Shelby

That in consideration of the sum of NINETY NINE THOUSAND AND 00/100 (\$99,000.00) and other good and valuable consideration to the undersigned grantor, BRL Properties, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Mark Crowe and Tami Crowe, husband and wife (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

**A part of the Northwest 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at a the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South 88° 55' 21" East along the South boundary of the Northwest 1/4 for a distance of 1540.70 feet to a point on the Westerly right-of-way of Chancellor Ferry Road; thence proceed North 31° 22' 21" West along the Westerly right-of-way of said road for a distance of 883.43 feet; thence proceed South 49° 17' 39" West for a distance of 152.00 feet to an iron spindle in place, said point being the point of beginning. From this beginning point proceed South 49° 17' 39" West for a distance of 150.85 feet to a 1/2" crimp top pipe inside 1" pipe in place; thence proceed North 33° 03' 01" West for a distance of 261.22 feet to a 2" pipe in place; thence proceed North 36° 38' 19" East along a chain link fence for a distance of 148.72 feet to a 1" pipe in place; thence proceed North 36° 26' 52" East for a distance of 151.23 feet to a fence corner in place, said point being located on the Westerly right-of-way of U. S. 280 Highway; thence proceed South 53° 26' 37" East along the right-of-way of said highway for a distance of 112.19 feet (set 1/2" rebar CA-0114-LS); thence proceed South 36° 34' 31" West for a distance of 162.82 feet to a corner of block wall; thence proceed South 01° 30' 28" East for a distance of 25.61 feet to a 1" pipe in place; thence proceed South 31° 23' 39" East for a distance of 162.12 feet to the point of beginning.**

**LESS AND EXCEPT ANY PORTION LYING IN THE ROAD RIGHT OF WAY.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

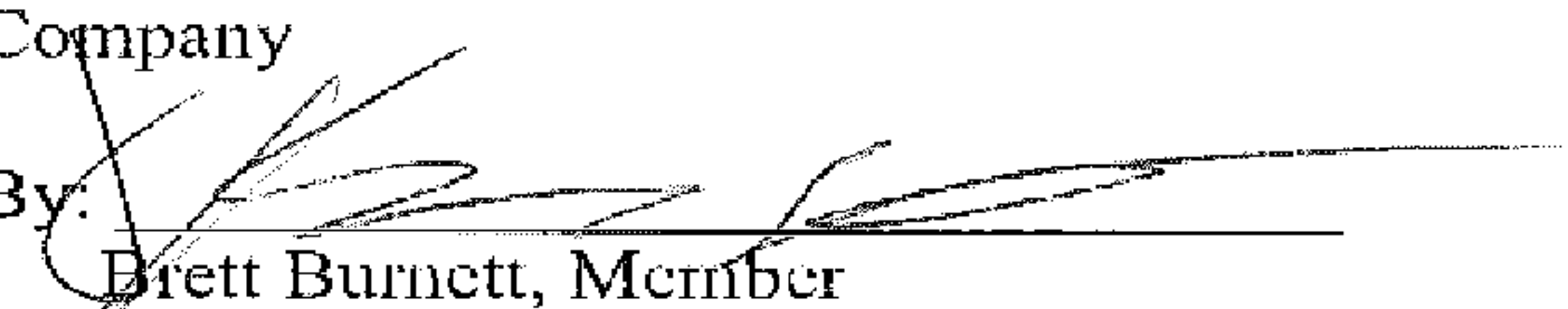
\$79,500.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said BRL Properties, LLC by its Member, who is authorized to execute this conveyance, has hereto set signature and seal, this the 21st day of April, 2023

BRL Properties, LLC, an Alabama Limited Liability Company

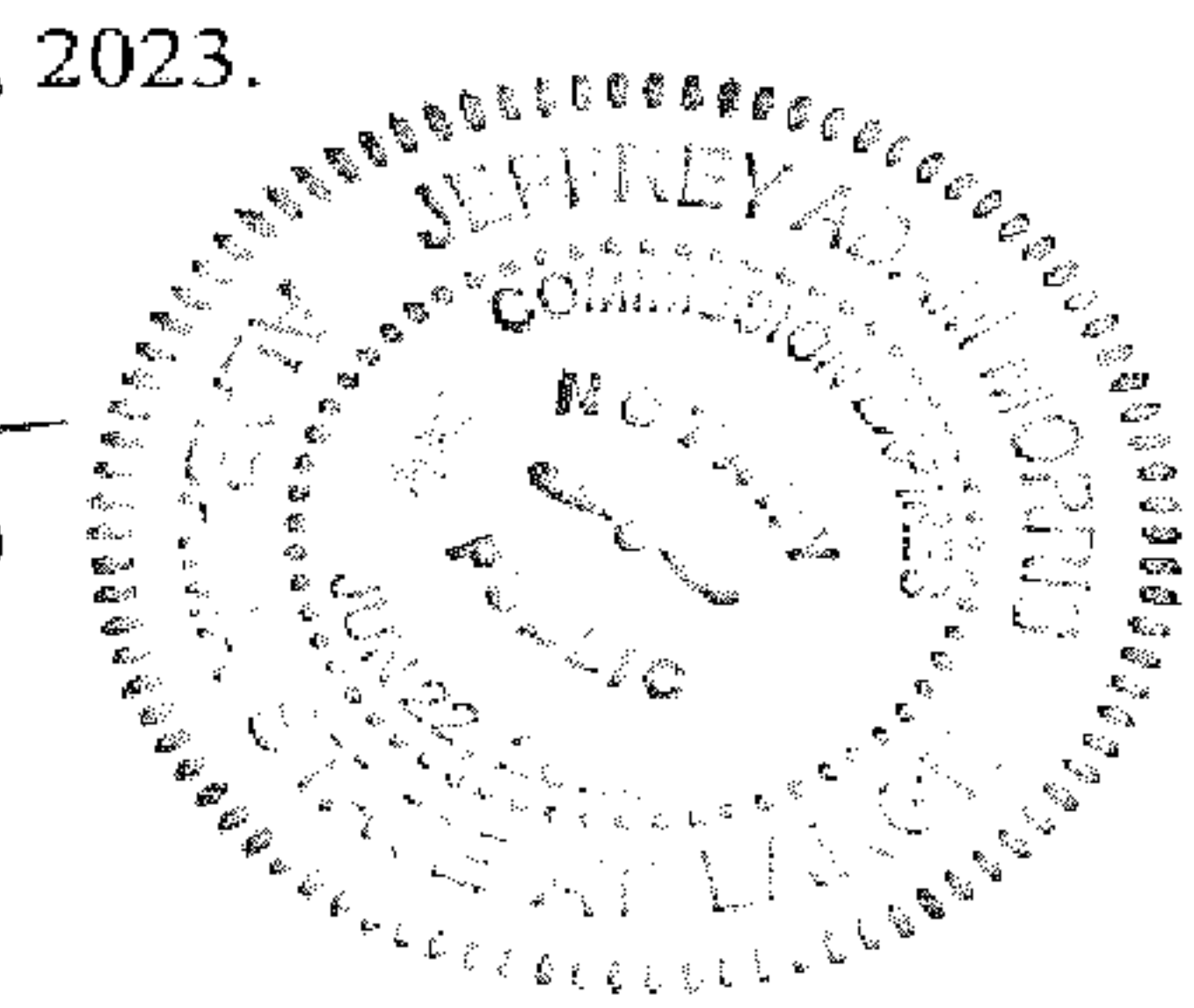
By:   
Brett Burnett, Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Brett Burnett, whose name as Member of BRL Properties, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 21st day of April, 2023.

Notary Public  
My Commission Expires: 6/22/25



**Real Estate Sales Validation Form**

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

Grantor's Name BRL Properties, LLC  
Mailing Address 1212 Stoneykirk Road  
Pelham, AL 35124

Grantee's Name Mark Crowe and Tami Crowe  
Mailing Address 1354 Tanyard Road  
Harpersville AL 35078

Property Address 4597 U.S. 280  
Harpersville, AL 35078

Date of Sale April 21, 2023  
Total Purchase Price \$99,000.00  
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  
 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.

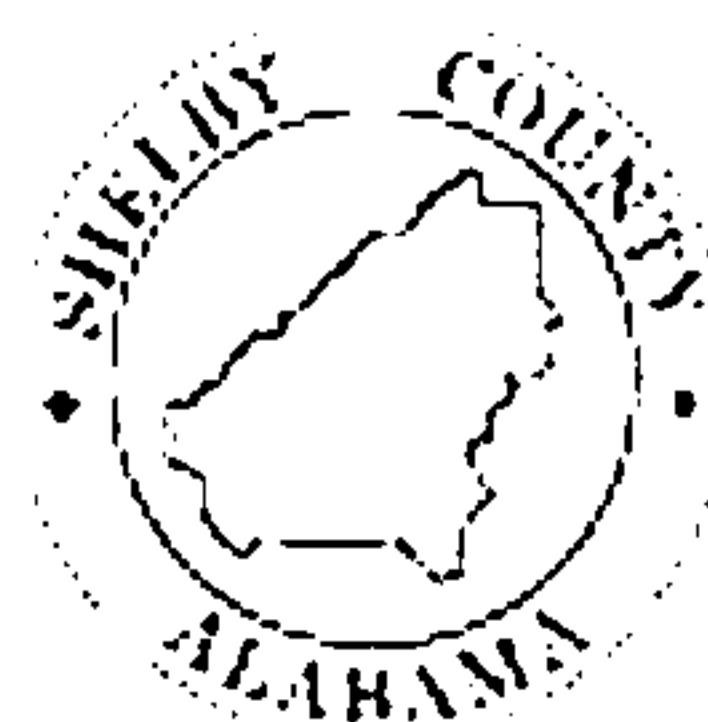
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 4/24/23 Print [Signature]

Unattested \_\_\_\_\_ Sign [Signature]  
(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**  
**04/26/2023 12:38:16 PM**  
**\$47.50 BRITTANI**  
**20230426000121610**

**Form RT-1**

*Alli S. Beyl*