

SEND TAX NOTICE TO:

Cynthia Renee Crabb & Terry Alan Crabb

123 Paradise Cove Lane

Wilsonville, AL 35186

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. Box 587
Columbiana, AL 35051



20230606000170600 1/3 \$159.50
Shelby Cnty Judge of Probate, AL
06/06/2023 01:09:47 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and division and settlement of the estates of Bruce N. Bates, deceased, and wife, Jerry C. Bates, deceased, (the said Jerry C. Bates being one and the same person as Geraldine C. Bates) to the undersigned Grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,

Cynthia Renee Bates Crabb, a married woman, 123 Paradise Cove Lane, Wilsonville, AL 35186, **Michael Joe Sykes**, a single man and the widower of Rhonda Bates Sykes, deceased, 286 Mountainview Drive, Wilsonville, AL 35186, and **Jessica Franks**, the sole surviving heir of Denise Bates, deceased, who died on or about December 28, 2013, 9807 Nix Lane, Fairhope, AL 36532 (herein referred to as Grantors), do grant, bargain, sell, and convey unto

Cynthia Renee Crabb and husband, **Terry Alan Crabb**, 123 Paradise Cove Lane, Wilsonville, AL 35186 (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is multiple lots located in Calera, AL 35040, to-wit:

Lot 1A & Lot 1B Graham Acres Sector 1 Resub Lot 1 Map Book 46 Page 072, as recorded in the Probate Records of Shelby County, Alabama, together with Lots 9, 10, 16, 17, 18, 19, 20, 21, 22, 23 Farris Subdivision Map Book 3 Page 126, as recorded in the Probate Records of Shelby County, Alabama.

The above-described property does not constitute any part of the homestead of any of the Grantors herein named.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

(signatures / acknowledgments on following page)

Shelby County, AL 06/06/2023
State of Alabama
Deed Tax: \$130.50

IN WITNESS WHEREOF, I, or each of us, have hereunto set my or our hands and seals, this _____ day of June, 2023.

Cynthia Renee Bates Crabb (SEAL)
Cynthia Renee Bates Crabb

Michael Joe Sykes (SEAL)
Michael Joe Sykes

Jessica Franks (SEAL)
Jessica Franks

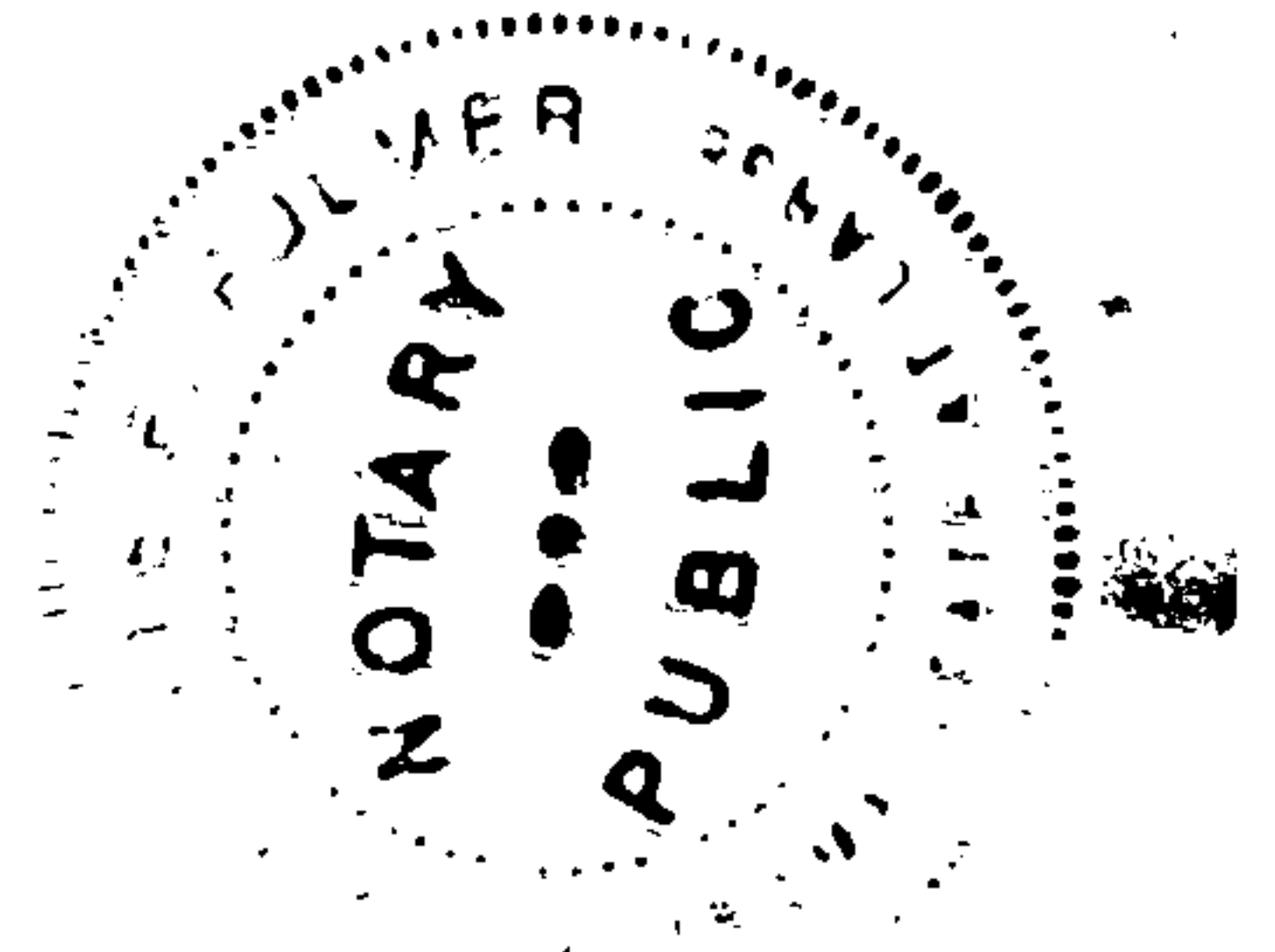
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cynthia Renee Bates Crabb**, 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 5th day of June, 2023.

Walter B. Fulmer (SEAL)
Notary Public

My Commission Expires 10-9-24



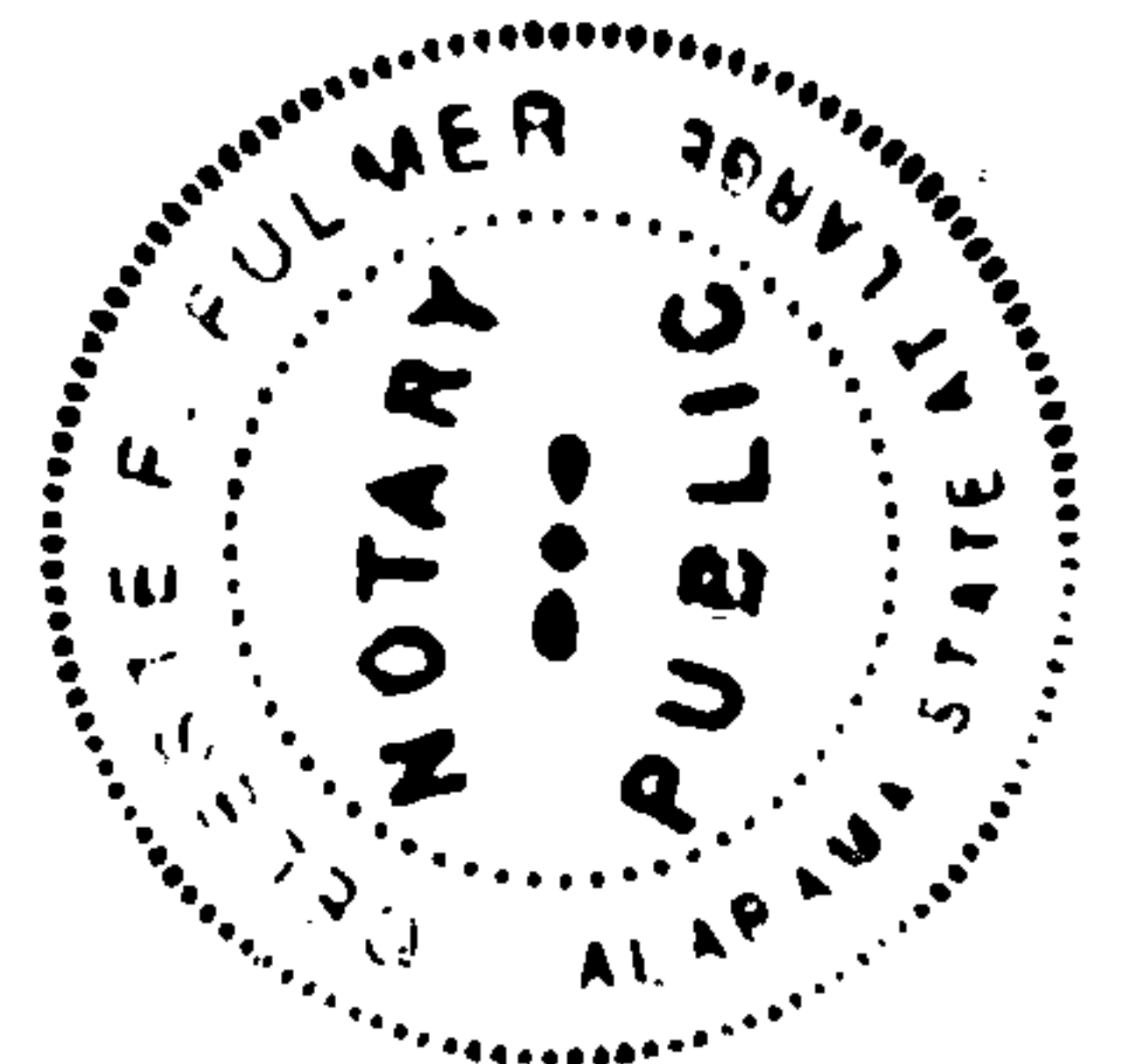
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Joe Sykes**, 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 5th day of June, 2023.

Walter B. Fulmer (SEAL)
Notary Public

My Commission Expires 10-9-24



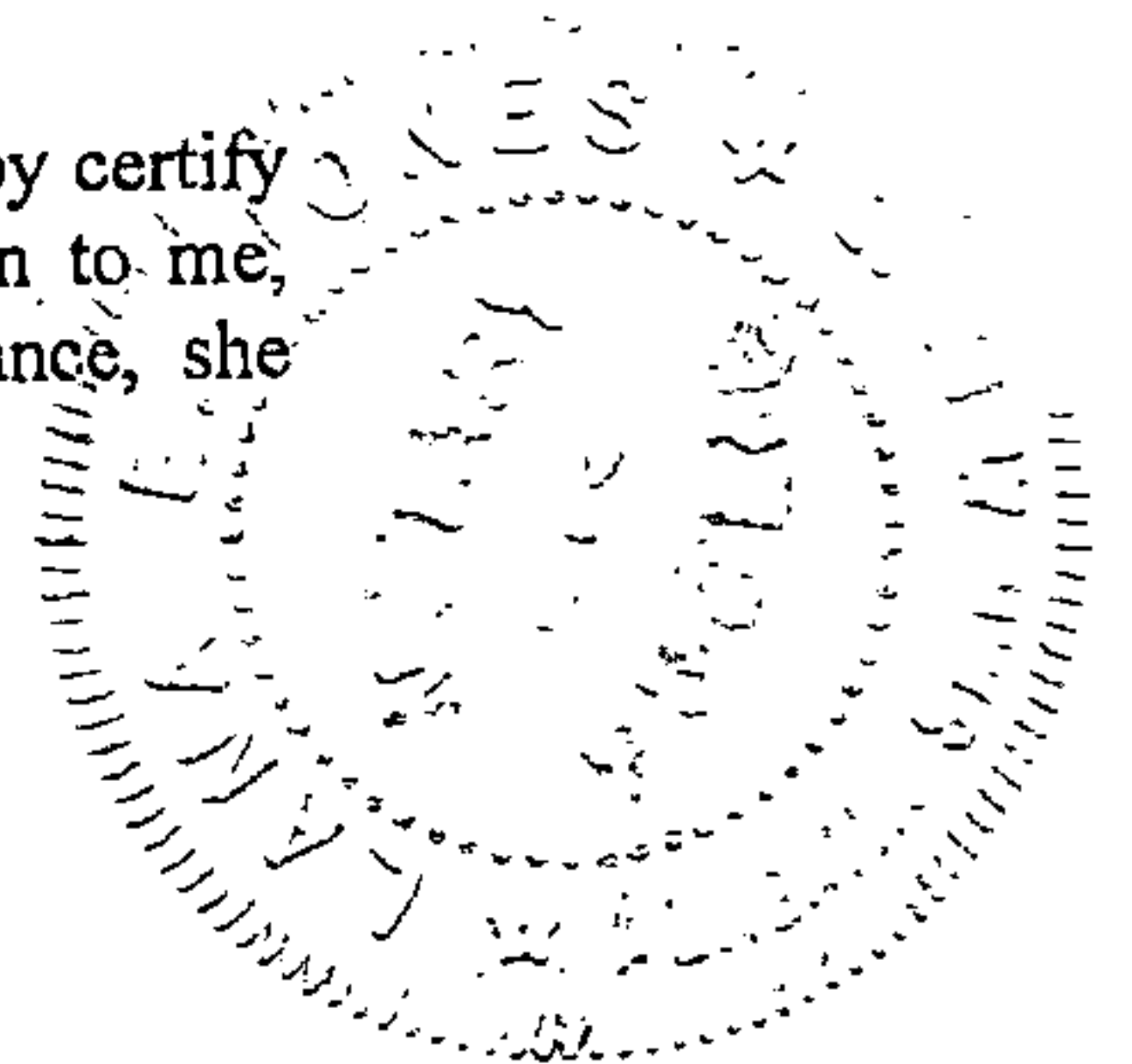
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jessica Franks**, 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 6 day of June, 2023.

Lara E. Jones (SEAL)
Notary Public

My Commission Expires April 26, 2026



20230606000170600 2/3 \$159.50
Shelby Cnty Judge of Probate, AL
06/06/2023 01:09:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Cynthia Renee Bates Crabb
Mailing Address Michael Joe Sykes
Jessica Franks
addresses as listed in deed

Grantee's Name Cynthia Renee Crabb and
Mailing Address Terry Alan Crabb
123 Paradise Cove Lane
Wilsonville, AL 35186

Property Address multiple lots in
Calera, AL 35040

Date of Sale 06- -2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$130,010.00 *

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 based on total market value on file in the
☐ Closing Statement office of the Shelby County Property Tax Commissioner

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 06-10-2023

Print Cynthia Renee Crabb

Unattested

(verified by)

Sign Cynthia Renee Crabb
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20230606000170600 3/3 \$159.50
Shelby Cnty Judge of Probate, AL
06/06/2023 01:09:47 PM FILED/CERT