

20231115000334670

11/15/2023 08:12:44 AM

DEEDS 1/4

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

SEND TAX NOTICE TO:

Allied Property Solution LLC

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED EIGHTEEN THOUSAND TWO HUNDRED FIFTY FIVE AND 65/100 (\$118,255.65) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Raymond Hollis Crutchfield Jr. as Personal Representative of the The Estate of Raymond Hollis Crutchfield, Deceased, Probate Case # PR-2023-000625**

(hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Allied Property Solution LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Raymond Hollis Crutchfield, Deceased, Probate Case # PR-2023-000626 was one and the same as Raymond H. Crutchfield, one of the grantee's in deed recorded in Instrument #1993-16906; the other grantee, Beatrice M. Crutchfield having died on March 16, 2016.

Property Address: **312 8th St SW, Alabaster, AL 35007**


\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **14th day of November, 2023.**

**The Estate of Raymond Hollis Crutchfield,
Deceased, Probate Case # PR-2023-000625**


**By Raymond Hollis Crutchfield Jr
Its Personal Representative**

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Raymond Hollis Crutchfield Jr** whose name as **Personal Representative** of **The Estate of Raymond Hollis Crutchfield, Deceased, Probate Case # PR-2023-000625**, 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 Instrument, he/she as such **Personal Representative** and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **14th day of November, 2023.**


Jeff W. Parmer
NOTARY PUBLIC
My Commission Expires: **09/13/2024**

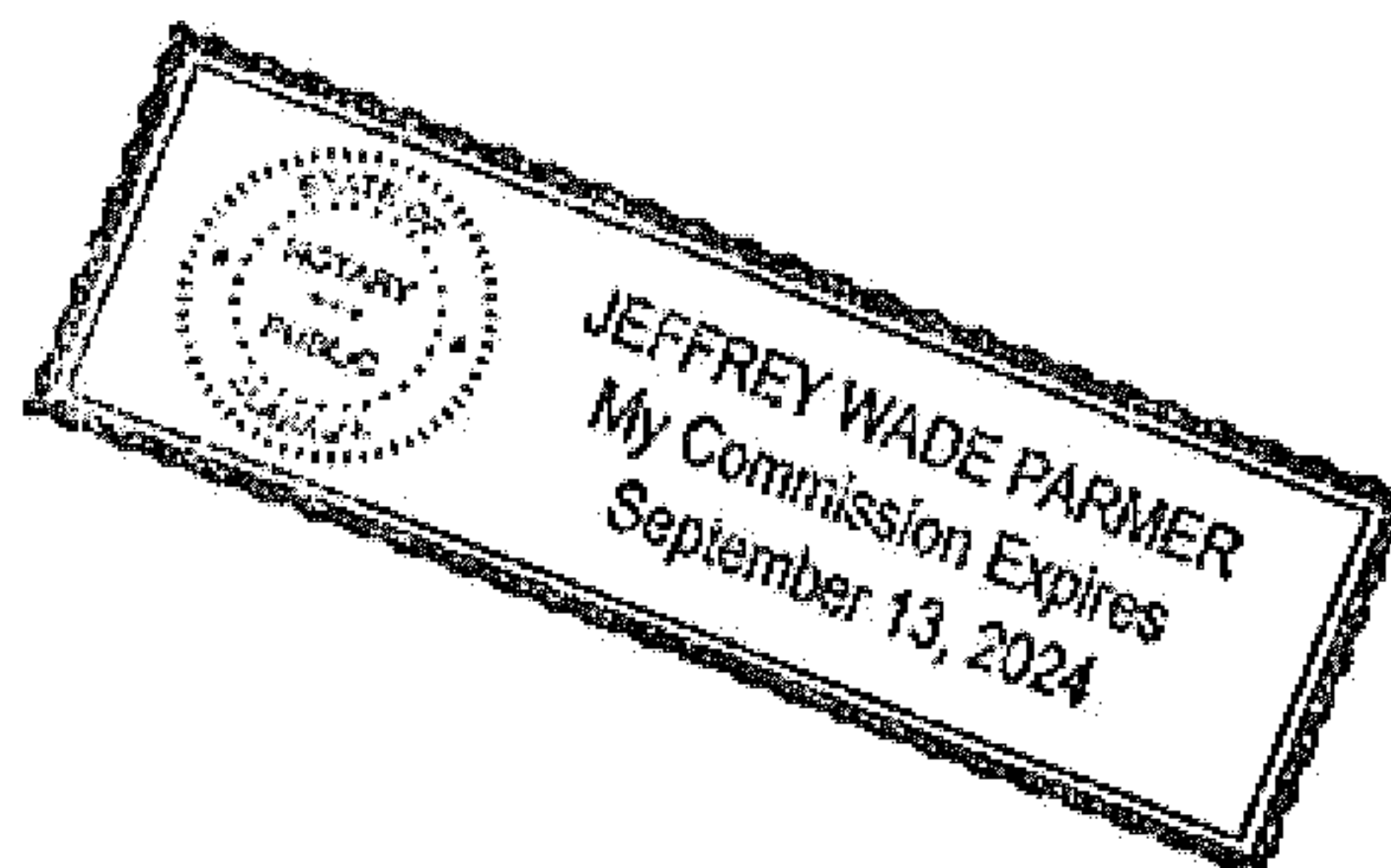


Exhibit A

Legal Description

From the Southwest corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 3 West, run North 3 deg. 30 min. West along the West boundary of said NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West for 660 feet; thence turn an angle of 92 deg. 00 min. to the right and run North 88 deg. 30 min. East for 100 feet to the point of beginning of the land herein described, said point of beginning being the Southeast corner of Lot 6, Block 1, of McMillen's Survey of Helena Road, as recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama; thence continue North 88 deg 30 min. East for 200 feet to a point on the West line of Pine Street (8th Street SW); thence turn an angle of 88 deg. 00 min. to the right and run along the West line of Pine Street (8th Street SW) bearing South 3 deg. 30 min. East for 214 feet; thence turn an angle of 92 deg 00 min. to the right and run South 83 deg. 00 min. to the right and run North 3 deg. 30 min. West for 214 feet to the point of beginning. This being a part of Lots 14 and 15, in Block 1, according to McMillen's Survey of Helena Road, as recorded in Map Book 3, Page 116, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name The Estate of Raymond Hollis Crutchfield,
 Deceased, Probate Case # PR-2023-000625
 Mailing Address 3492 Hurricane Road
Birmingham, AL 35226

Property Address 312 8th St SW
Alabaster, AL 35007

Grantee's Name Allied Property Solution LLC
 Mailing Address 3632 Stratford Way
Birmingham, AL 35242

Date of Sale November 14, 2023
 Total Purchase Price \$118,255.65
 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



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Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
11/15/2023 08:12:44 AM
 \$149.50 JOANN
 20231115000334670

Allen S. Bayl

If the conveyance document presented for recordation contains all of the required information ~~indicated 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 11-14-2023 Print Jeff W. Parmer

☐ Unattested

(verified by)

Sign

Jeff W. Parmer

(Grantor/Grantee/ Owner/Agent) circle one