

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
DAN L. HOWARD and wife, PATRICIA A. HOWARD
POST OFFICE BOX 55
MONTEVALLO, ALABAMA 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY TWO THOUSAND AND NO/100 DOLLARS (\$92,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, ANTHONY B. CRUMLEY, a widower, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DAN L. HOWARD and wife, PATRICIA A. HOWARD, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land lying a part in the Northwest quarter of Southeast quarter, a part in the Northeast quarter of Southwest quarter and a part in the Southeast quarter of Northwest quarter of Section 7, Township 22 South, Range 2 West, more exactly described as following: Commence at the Northeast corner of Northeast quarter of Southwest quarter of said section; thence North 81 degrees 25 minutes West for a distance of 89.30 feet along the North boundary of said quarter-quarter section; thence North 54 degrees 03 minutes East a distance of 0.67 feet to the point of beginning; thence continue along the South boundary 25.42 feet; thence South 10 degrees 59 minutes East a distance of 778.27 feet; thence North 87 degrees 31 minutes West a distance of 318.58 feet; thence North 10 degrees 59 minutes West a distance of 636.96 feet to a point on the South boundary of said road; thence North 79 degrees 01 minutes East along said South boundary 32.26 feet to the point of tangent of said curve; being the P.C. of a curve having a central angle of 24 degrees 58 minutes a radius of 603.68 feet; a tangent distance of 133.65 feet and on the South boundary of SHELBY County Road; thence along this curve an arc distance 262.80 feet to the point of beginning. Situated in SHELBY County, Alabama.

SUBJECT TO:

1. Taxes for the year 2024, which are a lien but not yet due and payable until October 1, 2024.
2. Building line(s), right(s) of way(s), easement(s) restriction(s), reservation(s) and condition(s), if any, affecting the land.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 269 Page 357 in the Probate Office.
4. Less and except any portion of the land lying within any road right of way.

Anthony B. Crumley is the sole surviving grantee of that certain deed recorded in Warranty Deed with rights of survivorship Instrument No. 20031204000786820; the other grantee, Kay D. Crumley, having died on or about August 15, 2023.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives 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 or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5TH day of DECEMBER, 2023.


ANTHONY B. CRUMLEY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that ANTHONY B. CRUMLEY, a widower, 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 DECEMBER, 2023.


NOTARY PUBLIC
My Commission Expires: 10/31/2027

Grantor's Name:

ANTHONY B. CRUMLEY

Mailing Address:

135 PLATEAU ROAD

MONTEVALLO, ALABAMA 35115

Property Address:

0 Meadowland Lane

Montevallo, AL 35115

Grantee's name:

DAN L. HOWARD and wife, PATRICIA A. HOWARD

Mailing Address:

POST OFFICE BOX 55

MONTEVALLO, ALABAMA 35115

Date of Sale: DECEMBER 5TH, 2023

Total Purchase Price: \$92,000.00

or

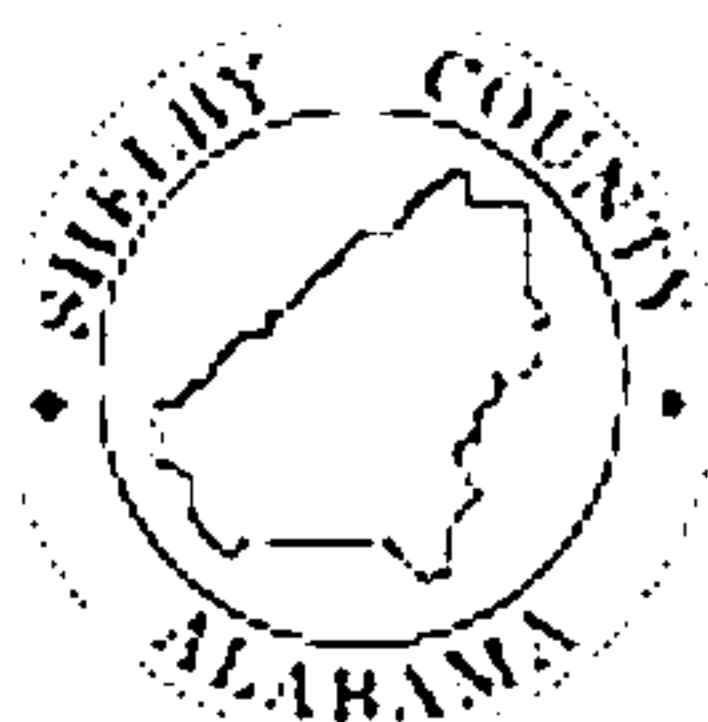
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/18/2023 10:12:07 AM

\$120.00 BRITTANI

20231218000362050

Allen S. Bayl