

THIS INSTRUMENT PREPARED BY:
Morgan Means
Hero Title Company
610 Preserve Parkway, Ste. 10
Hoover, AL 35226

SEND TAX NOTICE TO:
Steven Sawyer and Logan Sawyer
1417 Falliston Way
Hoover, AL 35244

State of Alabama

**GENERAL WARRANTY DEED
JOINT RIGHTS OF SURVIVORSHIP**

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$675,000.00)**, and other good and valuable consideration in hand paid to Gregory D. Cromeens and Wendy M. Cromeens, husband and wife (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by the Steven Sawyer and Logan Sawyer, as joint tenants with right of survivorship (hereinafter referred to as "Grantees"), hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 604, according to the Survey of Lake Wilborn Phase 6A, as recorded in Map Book 52, Page 47, in the Probate Office of Shelby County, Alabama.

Property Address: 1417 Falliston Way, Hoover, AL 35244

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

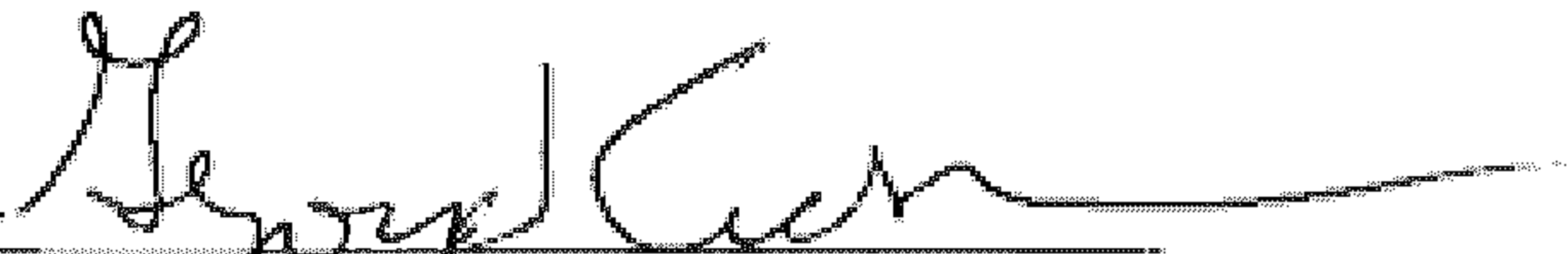
\$540,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the heirs and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with

said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **20th day of December, 2023**



 Gregory D. Cromeens


 Wendy M. Cromeens

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Gregory D Cromeens and Wendy M Cromeens whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December, 2023.


 Notary Public
 My Commission Expires: 9/1/24



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Gregory D. Cromeens and Wendy M. CromeensMailing Address 1417 Falliston Way
Hoover, AL 35244Property Address 1417 Falliston Way
Hoover, AL 35244Grantee's Name Steven Sawyer and Logan SawyerMailing Address 1522 Chace Ln
Hoover, AL 35244Date of Sale December 20, 2023Total Purchase Price \$675,000.00

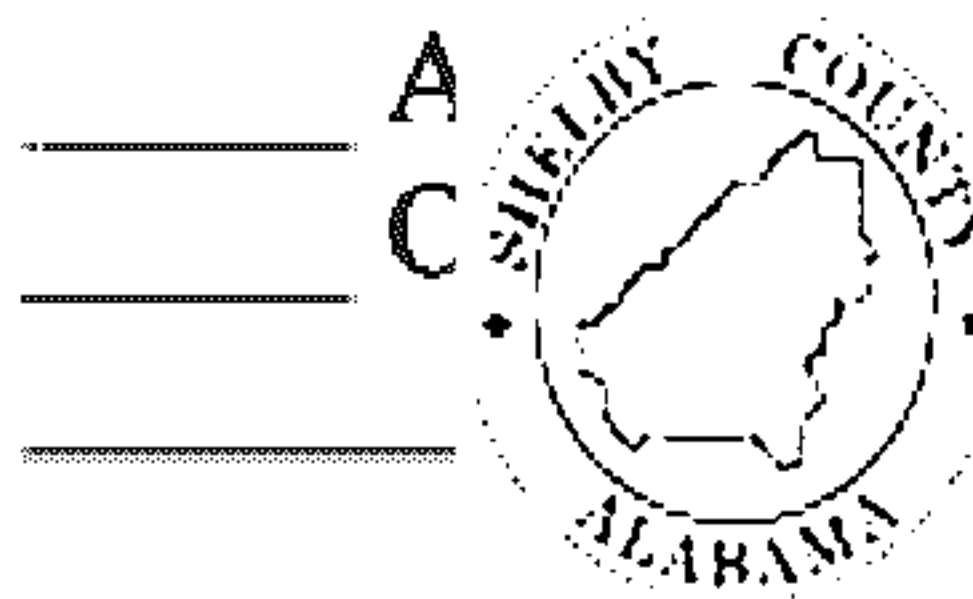
Or

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

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2023 11:11:29 AM
\$163.00 JOANN
20231220000365550

Ann S. Boyd

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 12/20/23Print Morgan Means

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one