

This Instrument was Prepared by:

Send Tax Notice To: Martin Crawford

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

P.O. Box 586
Colum, AL 35040

File No.: S-24-29634

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brandi M. Harbison, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Martin Crawford**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

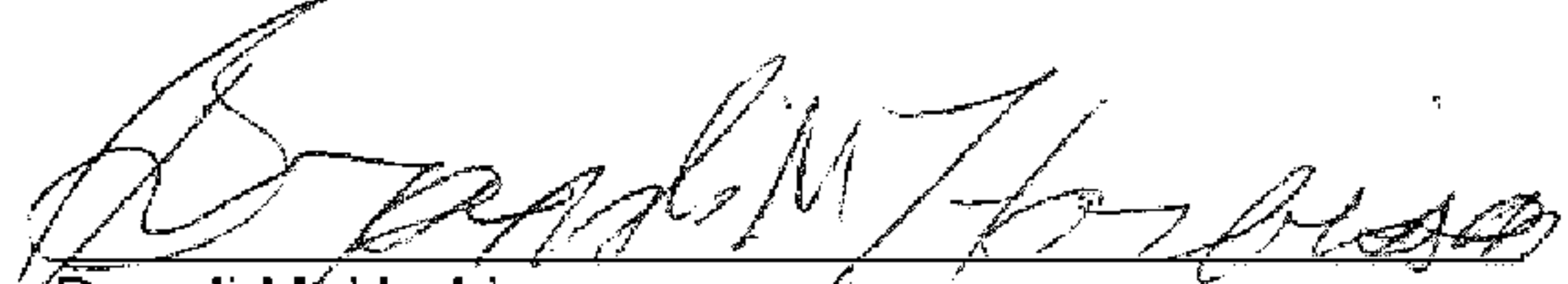
No part of the homestead of the Grantor herein or spouse.

\$180,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

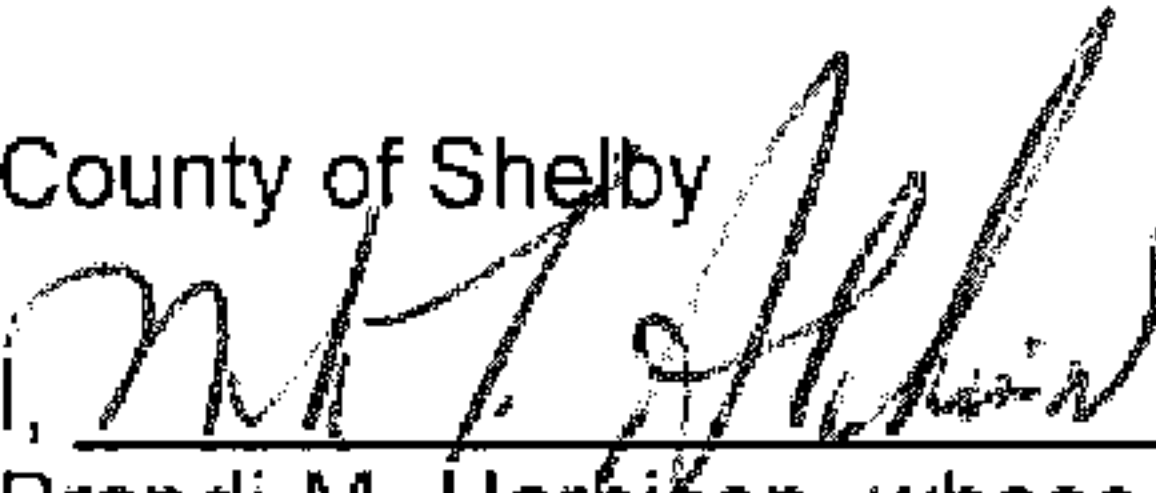
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22nd day of Feb, 2024.


Brandi M. Harbison

State of Alabama

County of Shelby

, a Notary Public in and for the said County in said State, hereby certify that Brandi M. Harbison, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of Feb, 2024.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

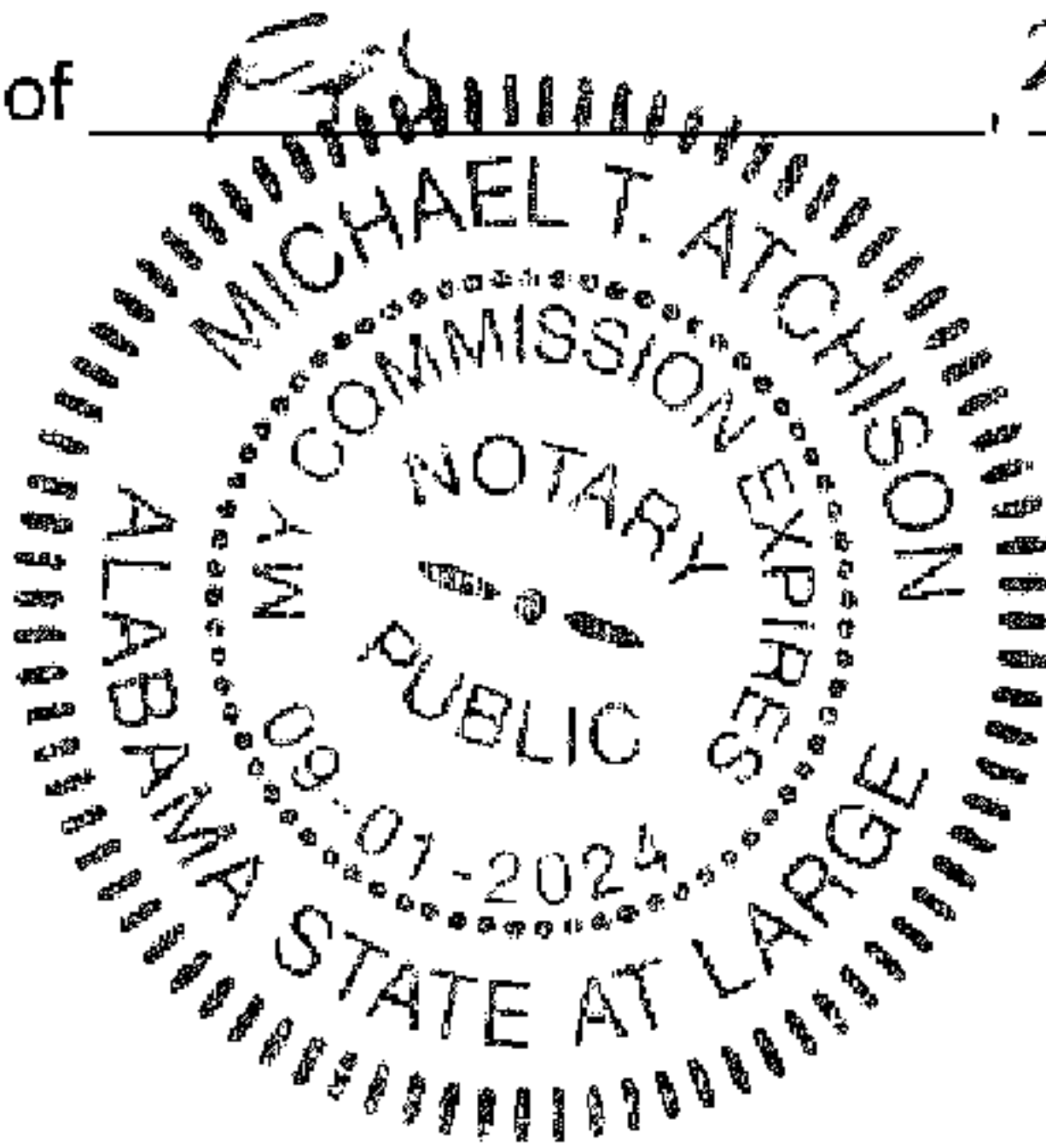


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run southerly along the East line of said 1/4-1/4 section, 63.27 feet to the Point of Beginning; thence continue along last described course 175.00 feet; thence right 89 degrees 29 minutes 51 seconds and run 191.86 feet; thence right 89 degrees 59 minutes 18 seconds and run 174.97 feet; thence right 90 degrees 00 minutes 17 seconds and 193.43 feet to the Point of Beginning; being situated in Shelby County, Alabama.

ALSO, a 30 foot wide easement for ingress, egress, utilities and drainage being more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, and run southerly along the East line of said 1/4-1/4 section, 13.26 feet to the Point of Beginning; thence continue along last described course 50.01 feet; thence right 89 degrees 29 minutes 27 seconds and run 335.43 feet; thence right 90 degrees and run 50.00 feet; thence right 90 degrees and run 335.87 feet to the Point of Beginning; 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	<u>Brandi M. Harbison</u>	Grantee's Name	<u>Martin Crawford</u>
Mailing Address	<u>50 Ridgewood Cir</u> <u>Terminon AL 35085</u>	Mailing Address	<u>P.O. Box 586</u> <u>Calera, AL 35040</u>
Property Address	<u>2541 16th St</u> <u>Calera, AL 35040</u>	Date of Sale	<u>February 22, 2024</u>
		Total Purchase Price	<u>\$225,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u></u> Bill of Sale	<u></u> Appraisal
<u>xx</u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 of 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 February 22, 2024

Print Brandi M Harbison

Unattested

Sign Brandi Harbison

(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
02/23/2024 11:53:38 AM
\$73.00 JOANN
20240223000047360

Allen S. Boyd

Form RT-1