

Send tax notice to:
MATTHEW GOLDEN and BRITTANY GOLDEN
135 PLATEAU ROAD
MONTEVALLO, AL 35115

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Four Hundred Seventy-Nine Thousand and 00/100 (\$479,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **ANTHONY CRUMLEY, AN UNMARRIED INDIVIDUAL** , (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **MATTHEW GOLDEN and BRITTANY GOLDEN**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

A PART OF THE SE1/4 OF NW1/4, PART OF SW1/4 ON NE1/4, A PART OF THE NW1/4 OF SE1/4 AND A PART OF NE1/4 OF SW1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SE1/4 OF NW1/4 OF SAID SECTION; THENCE NORTH 81 DEGREES 25 MINUTES WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION 89.30 FEET TO THE EAST BOUNDARY OF COUNTY ROAD; THENCE NORTH 54 DEGREES 03 MINUTES EAST ALONG THE EAST BOUNDARY OF SAID ROAD 26.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 54 DEGREES 03 MINUTES EAST ALONG THIS EAST BOUNDARY 139.85 FEET TO THE POINT OF TANGENT OF A CURVE HAVING A CENTRAL ANGLE OF 30 DEGREES 46 MINUTES, A RADIUS OF 246.78 FEET, A TANGENT OF 67.90 FEET AND SUBTENDED BY A CORD BEARING NORTH 38 DEGREES 40 MINUTES EAST AND A LENGTH OF 130.93 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE 131.67 FEET TO THE POINT OF CURVE; THENCE NORTH 23 DEGREES 17 MINUTES EAST ALONG THIS EAST BOUNDARY 191.89 FEET TO THE POINT OF TANGENT OF A CURVE HAVING A CENTRAL ANGLE OF 104 DEGREES 30 MINUTES, A RADIUS OF 25.00 FEET, A TANGENT OF 32.31 FEET AND SUBTENDED BY A CORD BEARING NORTH 75 DEGREES 32 MINUTES EAST AND A LENGTH OF 39.53 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE 45.60 FEET TO THE POINT OF CURVE ON THE SOUTH BOUNDARY OF COUNTY ROAD; THENCE SOUTH 52 DEGREES 13 MINUTES EAST ALONG THE SOUTH BOUNDARY OF SAID ROAD 305.00 FEET; THENCE SOUTH 4 DEGREES 00 MINUTES EAST A DISTANCE OF 495.26 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES WEST A DISTANCE OF 517.54 FEET; THENCE NORTH 10 DEGREES 59 MINUTES WEST A DISTANCE OF 370.65 FEET TO THE POINT OF BEGINNING; CONTAINING 6.9 ACRES, SITUATED IN SHELBY COUNTY, ALABAMA.

\$407,150.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

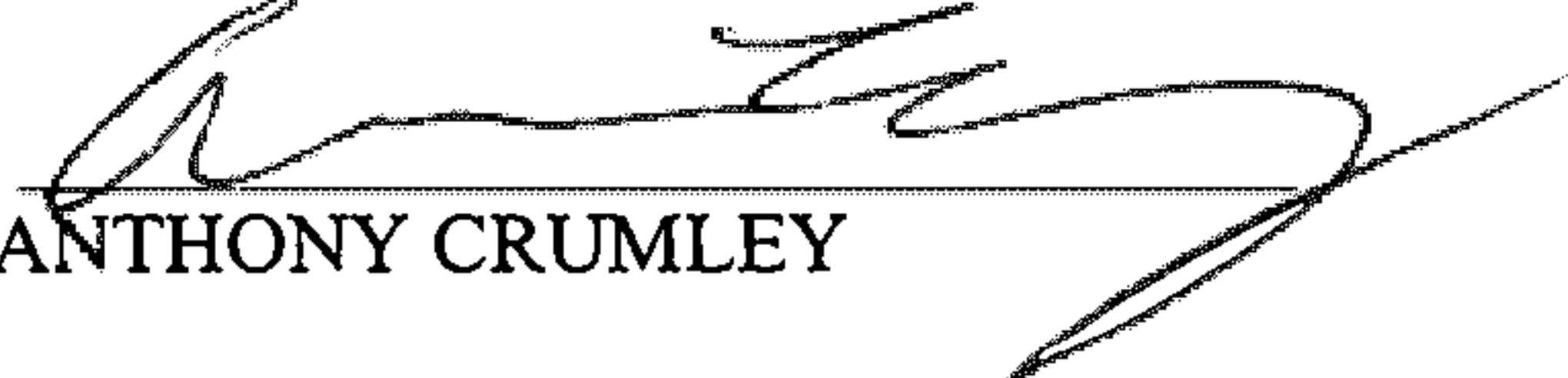
ANTHONY B. CRUMLEY IS THE SURVIVING GRANTEE OF THAT DEED DATED SEPTEMBER 15, 1994 AND FILED OF RECORD IN INSTRUMENT #1994-29936. THE OTHER GRANTEE, KAY D. CRUMLEY HAVING DIED ON OR ABOUT AUGUST 15, 2023.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 22nd day of March, 2024.

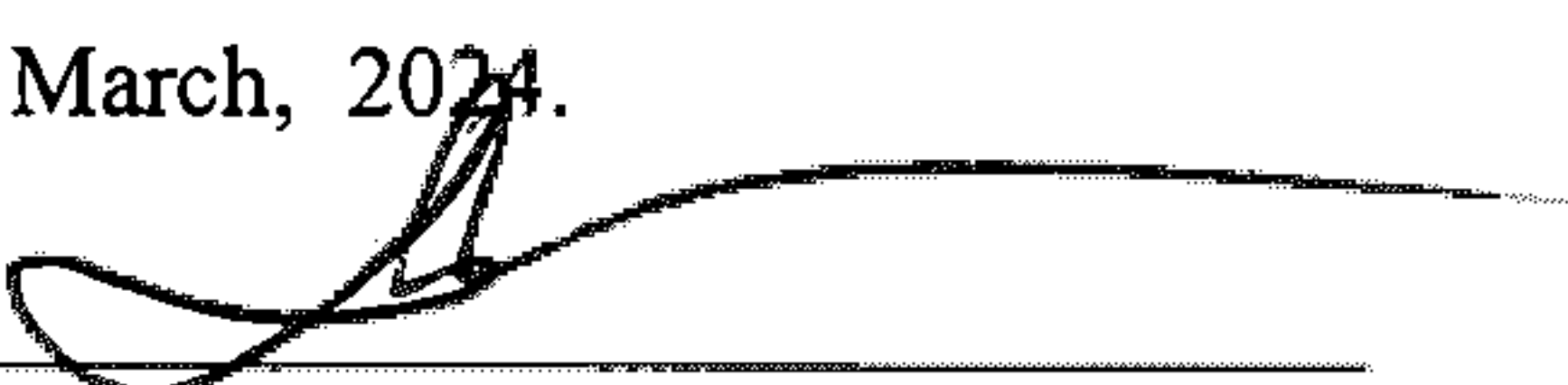

ANTHONY CRUMLEY

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that ANTHONY CRUMLEY 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.

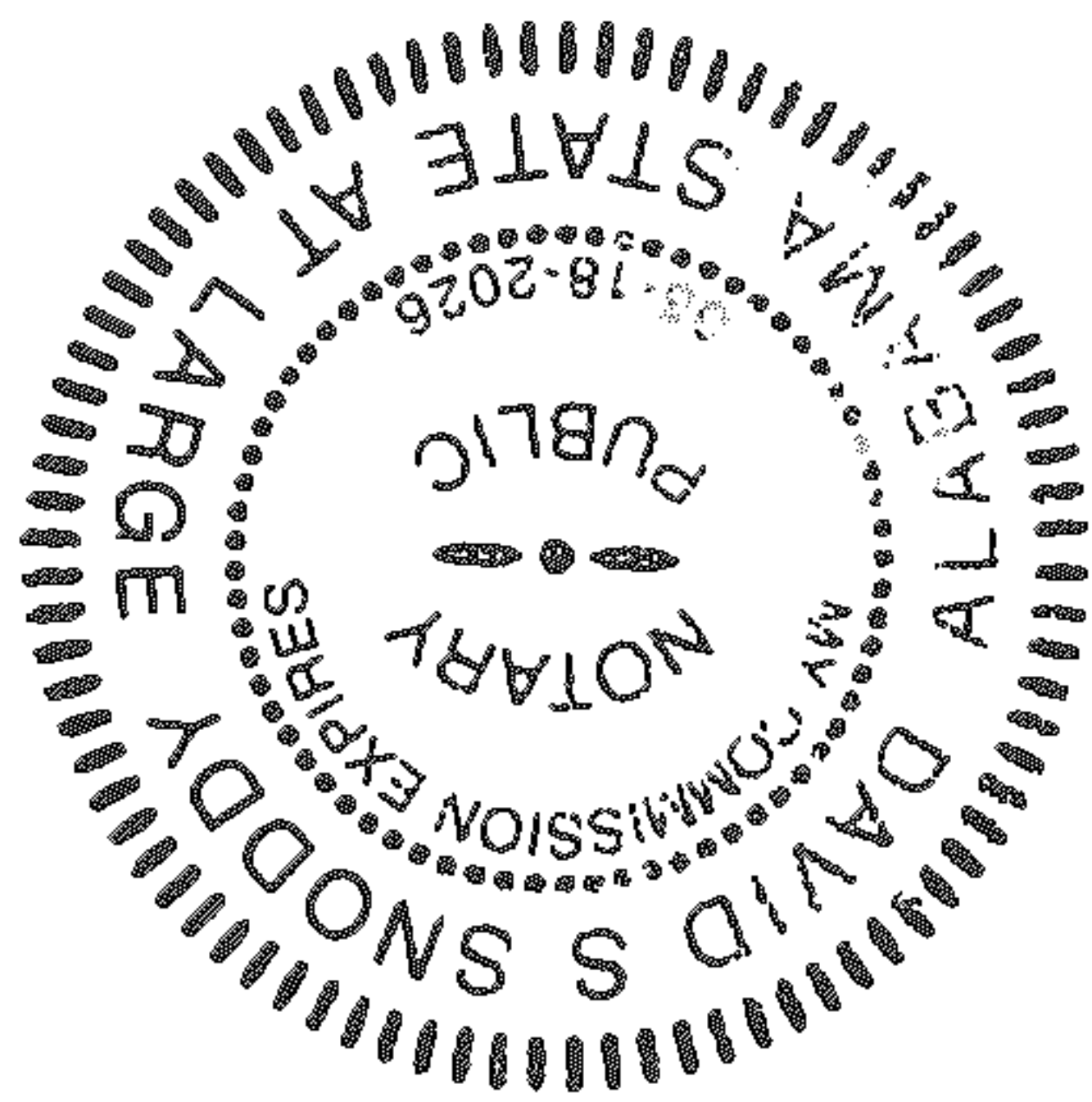
Given under my hand and official seal this 22nd day of March, 2024.



NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name ANTHONY CRUMLEY
Mailing Address: 2020 5th Ave. S
Apt 441
Birmingham AL 35233
Property Address 135 PLATEAU ROAD
MONTEVALLO, AL 35115

Grantee's Name MATTHEW GOLDEN
Mailing Address: 135 PLATEAU ROAD
MONTEVALLO, AL 35115

Date of Sale: March 22, 2024
Total Purchaser Price \$479,000.00

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
- ☐ Appraisal
- ☐ Other

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 of 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 Sec. 40-22-1 (h).

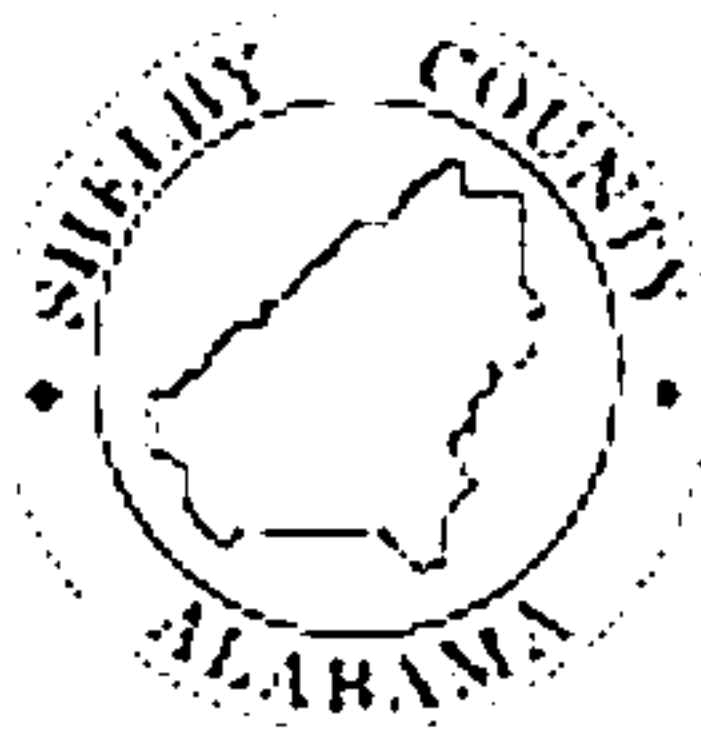
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date

Print Anthony Crumley

Unattested
(verified by)

Sign
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/22/2024 02:56:34 PM
\$100.00 JOANN
20240322000079180

Allen S. Boyd