

Value 438,200-

438.50  
82.00  
6.00  
1.00  
467.50

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS.

This instrument was prepared by:  
R. F. (Ben) Stewart, III  
4:8 Legacy Group, LLP  
1800 Providence Park, Suite 250  
Birmingham, Alabama 35242  
(205) 994-2300

Send Tax Notice To:  
Michael Aloysius Crosson and  
Martha Lynn Angle Crosson,  
Trustees  
1105 Lakeridge Drive  
Hoover, Alabama 35244

## WARRANTY DEED



20240408000098780 1/3 \$467.50  
Shelby Cnty Judge of Probate, AL  
04/08/2024 11:27:41 AM FILED/CERT

STATE OF ALABAMA                    )  
SHELBY COUNTY                    )       **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

**MICHAEL A. CROSSON and LYNN A. CROSSON, a married couple,**

(Herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**MICHAEL ALOYSIUS CROSSON and MARTHA LYNN ANGLE CROSSON, TRUSTEES  
OF THE CROSSON LIVING TRUST DATED APRIL 2, 2024,**

(Herein referred to as Grantee, whether one or more), all of their interest in the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 518, according to the Riverchase Country Club, Twelfth Addition, Residential Subdivision, as recorded in Map Book 8, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama.**

**SUBJECT TO: Any and all restrictive covenants, reservations, easements, rights of way, prior reservations and conveyances of oil, gas and minerals, if any, of record in the Office of the Judge of Probate of said county.**

**NOTE: This is the homestead property of the Grantors, Michael A. Crosson and Lynn A. Crosson.**

TO HAVE AND TO HOLD unto the said Grantee, in fee simple forever, and to the successors of such forever, together with every contingent remainder and right of reversion.

Shelby County, AL 04/08/2024  
State of Alabama  
Deed Tax: \$438.50

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the successors of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, and administrators of the Grantor shall warrant and defend the said premises of the Grantee and the heirs and assignees of the Grantee forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 2<sup>nd</sup> day of April, 2024.

  
MICHAEL A. CROSSON, Grantor

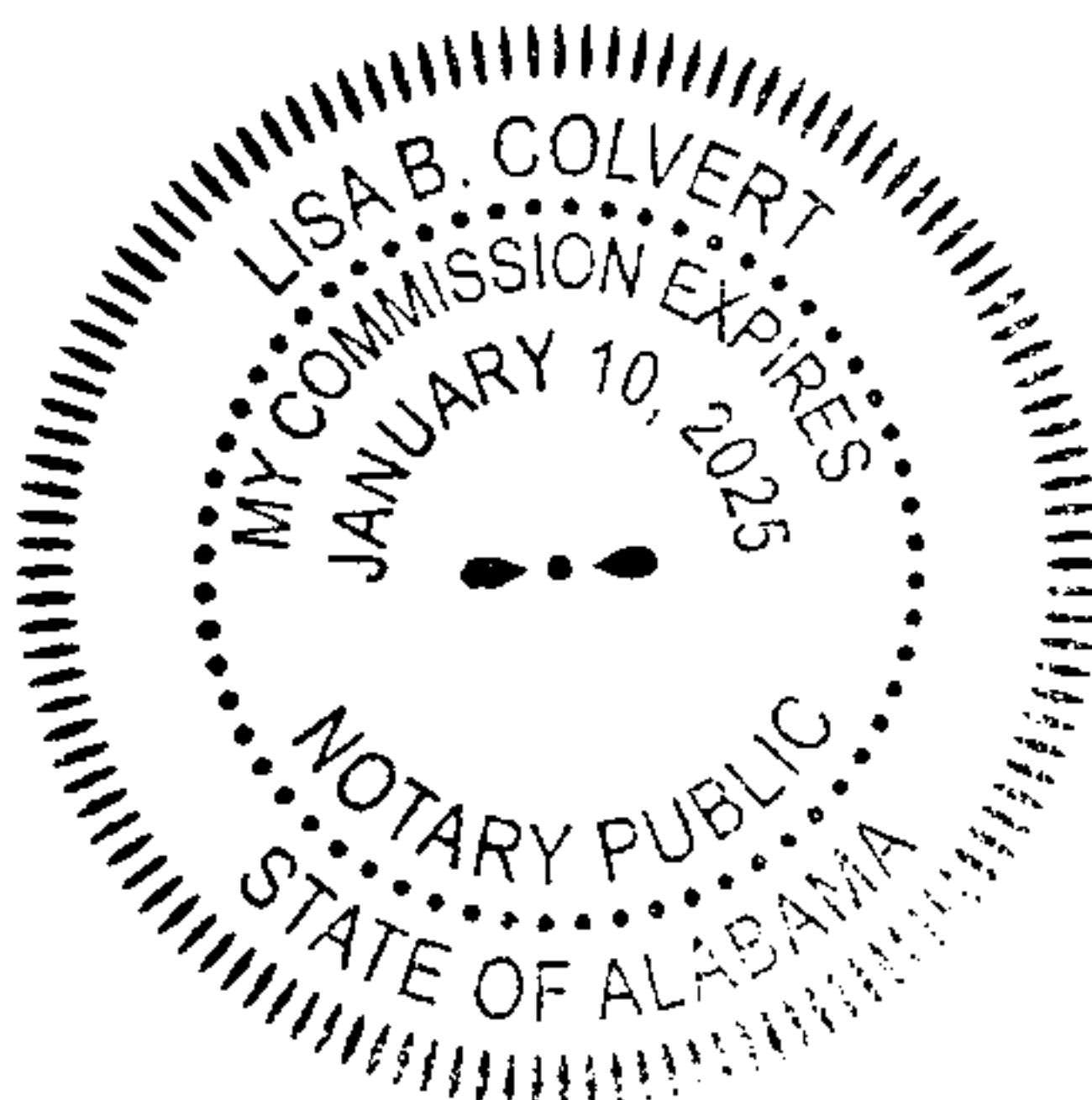
  
LYNN A. CROSSON, Grantor

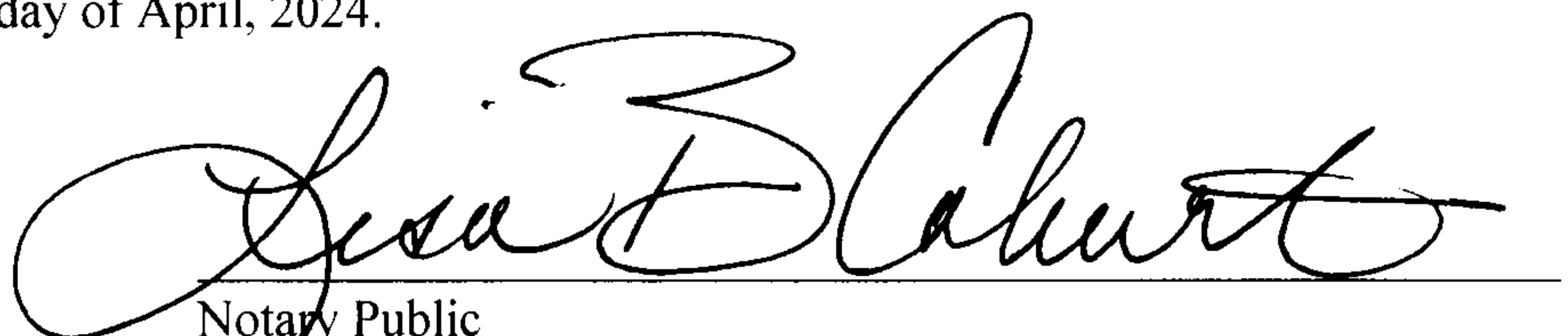
STATE OF ALABAMA       )  
                                      )  
SHELBY COUNTY         )

**GENERAL ACKNOWLEDGEMENT:**

I, Lisa B. Colvert, a Notary Public in and for said County, in said State, hereby certify that **Michael A, Crosson and Lynn A. Crosson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 2<sup>nd</sup> day of April, 2024.



  
Notary Public  
My Commission Expires: 1/10/2025





20240408000098780 3/3 \$467.50  
Shelby Cnty Judge of Probate, AL  
04/08/2024 11:27:41 AM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name Michael A. Crosson and  
Mailing Address Lynn A. Crosson  
1105 Lakeridge Drive  
Hoover, AL 35244

Grantee's Name Michael Aloysius Crosson and  
Mailing Address Martha Lynn Angle Crosson, Trustees  
1105 Lakeridge Drive  
Hoover, AL 35244

Property Address 1105 Lakeridge Drive  
Hoover, AL 35244

Date of Sale April 2, 2024  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 438,200.00

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Tax Assessor's Office  
☐ 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* 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 4/3/24

☐ Unattested

Print BEN STUART

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**