



20250108000009290 1/3 \$68.00
Shelby Cnty Judge of Probate, AL
01/08/2025 03:54:56 PM FILED/CERT

This instrument was prepared by without evidence of title or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100 DOLLARS (\$40,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Heith Crocker, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Roy T. Binkerd and Harrison Binkerd (herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

Lots 1, 2, and 3, Block 4, according to Glasscock's Subdivision of Spring Creek dated August 19, 1947, recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.

Also the right of ingress and egress and free right to the use of the launching area for said subdivision for the purpose of launching their boat therefrom.

Subject to easements, covenants, conditions, restrictions, and rights of way of record.

The above-described property is not the homestead of GRANTOR or his spouse.

TO HAVE AND TO HOLD to the said GRANTEES 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 of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless

Shelby County, AL 01/08/2025
State of Alabama
Deed Tax: \$40.00



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otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;
that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this
_____ day of January, 2025.

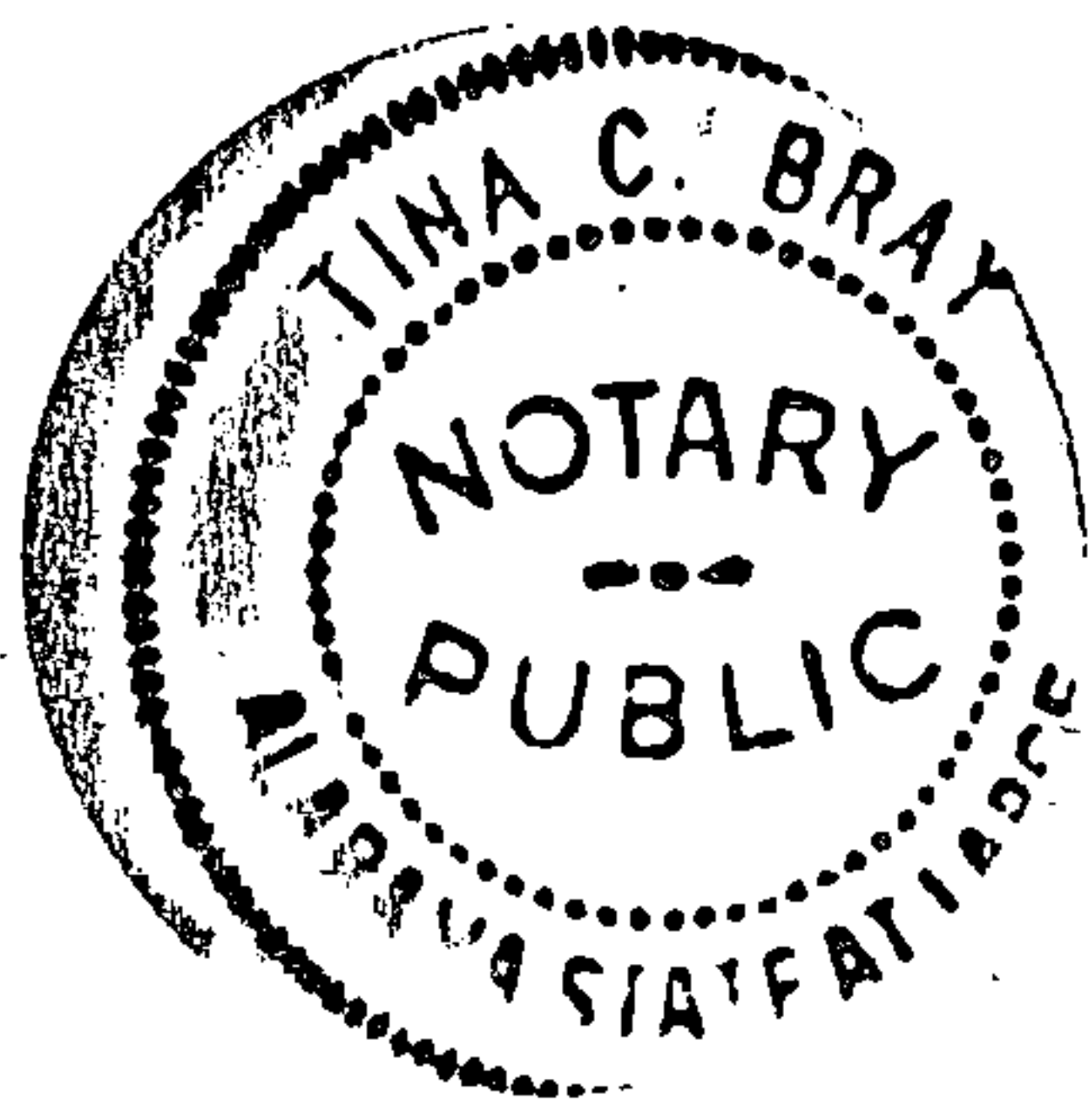

Heith Crocker


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Heith Crocker, 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 8th day of January, 2025.




Notary Public

My commission expires: 7-27-2027

Real Estate Sales Validation Form

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

Grantor's Name Heith Crocker
Mailing Address 8808 Montevallo Rd
Centreville, AL 35042

Grantee's Name Roy T. Binkerd & Harrison Binkerd
Mailing Address 77 Port Dr
Shelby, AL 35143

Property Address 44 Starboard Dr
Shelby, AL 35143

Date of Sale _____
Total Purchase Price \$ 40,000.00

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 1/8/25

Print Heith Crocker

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1