THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE. LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Clinton Randall Crumpton
3333 Lake Share pr

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Charles O. Tidmore and wife, Beverly J. Tidmore (herein referred to as Grantor) grant, bargain, sell and convey unto Clinton Randall Crumpton and wife Gina Cheyenne Crumpton, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 3 according to the map of Mountain Valley Farms as recorded in Map Book 61 Page 18 as recorded in the Probate Court of Shelby County, Alabama.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

To satisfy the requirements of Shelby County, the Grantees are the son and daughter-in-law to the Grantor.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of February 2025.

Charles O. Tidmore

Reverly I Tidmore

STATE OF ALABAMA)
COUNTY OF SHELBY)

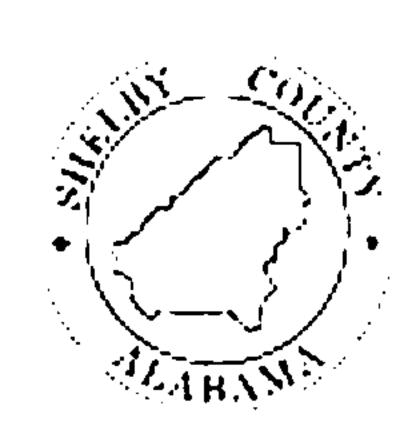
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Charles O. Tidmore and Beverly J. Tidmore*, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January 2025.

Notary Public

My Commission Expires:
My Commission Expires May 11, 2026

20250218000047340 02/18/2025 09:22:11 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2025 09:22:11 AM
\$30.00 BRITTANI
20250218000047340

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Form RT-1

Real Estate Sales Validation Form

This	Rocument must be filed in acc	ordance with Code of Alabama 1	975, Section 40-2	2-1
Grantor's Name Mailing Address	Charles Tolmore 205/AISton Farm Voad Col. H13505	Grantee's Name Mailing Address —	Clinton	Candall Chaysing EShore Dr AC 35143
Property Address	Vacant	Date of Sale Total Purchase Price or Actual Value or	\$ 5,00	0.0
The purchase price evidence: (check of Sale) Sales Contract Closing Staten	ne) (Recordation of docum t	Assessor's Market Value this form can be verified in the nearly evidence is not required. Appraisal Other	he following do	cumentary
If the conveyance of above, the filing of	document presented for reco this form is not required.	ordation contains all of the re	quired informat	ion referenced
	d mailing address - provide t ir current mailing address.	Instructions the name of the person or pe	ersons conveyir	ng interest
Grantee's name an to property is being		the name of the person or pe	ersons to whom	n interest
Property address -	the physical address of the	property being conveyed, if a	available.	
Date of Sale - the d	ate on which interest to the	property was conveyed.		
	e - the total amount paid for the instrument offered for re	the purchase of the property cord.	y, both real and	personal,
conveyed by the ins	property is not being sold, to strument offered for record. or the assessor's current ma	he true value of the property This may be evidenced by a rket value.	r, both real and n appraisal cor	personal, being iducted by a
excluding current us esponsibility of valu	se valuation, of the property	etermined, the current estimates as determined by the local of x purposes will be used and h).	official charged	with the
ccurate. I further u		that the information contained tements claimed on this form 175 § 40-22-1 (h).		
Pate 2/11/12/2		Print Malle O	Inst	
Unattested	(verified by)	Sign And Grantor/Grante	20 July ee/Owner/Agent)	circle one
	(voinda by)		Joi Ownon Agent)	CHOIC OHC