


This Instrument Prepared By:
Michael W. Lindsey, Esq.
2110 Devereux Circle
Birmingham, AL 35243

SEND TAX NOTICE TO:
Jesse D. Crane
Sarah Jane Crane
234 Nichols Road
Chelsea, AL 35043

WARRANTY DEED


20120913000348100 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
09/13/2012 12:50:51 PM FILED/CERT

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **One Hundred Fifty Three Thousand and no/100 Dollars (\$153,000.00)** and other good and valuable consideration paid by the Grantees herein, the receipt of which is hereby acknowledged, **Verna Laird Estoque and Kevin Salas Estoque**, a married couple (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Jesse D. Crane and Sarah Jane Crane** (herein referred to as "Grantees"), all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Part of the Northeast Quarter of the Southwest Quarter of Section 12, Township 20 South, Range 2 West and being more particularly described as follows:

Commence at an axle found and being accepted as the southeast corner of said Quarter, Quarter; thence run westwardly and along the south line of said Quarter, Quarter 70.95 feet to a ½ inch rebar found, said point being the Point of Beginning; thence continue westwardly and along said south line 70.31 feet to a railroad spike found in the center of Nichols Road; thence with a deflection angle right of 47 degrees, 52 minutes, 13 seconds run northwestwardly and along the centerline of said Nichols Road 43.24 feet to a railroad spike found at a point of curvature, said curve being a curve to the left and having a radius of 292.33 feet; thence with a deflection angle left to the chord of 09 degrees, 46 minutes, 21 seconds run northwestwardly and said curving centerline for a chord distance of 140.88 feet to a nail and bottle cap found; thence with a deflection angle right of 81 degrees, 15 minutes, 52 seconds run northeastwardly 214.57 feet to a ½ inch rebar found; thence with a deflection angle right of 57 degrees, 23 minutes, 19 seconds run eastwardly 131.91 feet to a ½ inch rebar found; thence with a deflection angle right of 98 degrees, 07 minutes, 14 seconds run southwardly 314.59 feet to the Point of Beginning, thus making a closing interior angle left of 94 degrees, 52 minutes, 17 seconds.

Subject to all restrictions of record in the Probate Office of SHELBY County, Alabama.

The property address is: 234 Nichols Road Chelsea, AL 35043.

The Grantor's address is: 1321 Jasmine Street Mandeville, LA 70448

A mortgage in the amount of \$157,142.00 is being recorded simultaneously herewith.

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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

31st IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, this DAY OF August, 2012.

Verna Laird Estoque
Verna Laird Estoque


Kevin Salas Estoque
Kevin Salas Estoque

STATE OF LOUISIANA)
St. Tammany ~~COUNTY~~)
Parish

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Verna Laird Estoque and Kevin Salas Estoque, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily.

Given under my hand and official seal this 31st day of August, 2012.

Laurie S. Wetekamm
Notary Public LA ID # 56138
Laurie S. Wetekamm


20120913000348100 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Verna Laird Estoque
Mailing Address 1321 Jasmine St.
Mandeville, LA
70448

Grantee's Name Jesse D. Crane
Mailing Address 234 McDOWLS RD.
Chelsea, AL
35043

Property Address 234 McDOWLS Road
Chelsea, AL
35043

Date of Sale August 31, 2012
Total Purchase Price \$ 153,000.00
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 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 8/31/12

Print Cawline H. Allen

Unattested

(verified by)

Sign Cawline H. Allen
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

