

20130206000053190 1/4 \$61.00  
Shelby Cnty Judge of Probate, AL  
02/06/2013 01:50:13 PM FILED/CERT

## WARRANTY DEED

THE STATE OF ALABAMA,  
Shelby COUNTY.

}

Value  
\$40,000.00  
1/3

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Ten and no/100(\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Christopher A. Dean and spouse, Julie Dean (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Michael Crawford and Jennifer Crawford, Husband and wife (herein referred to as GRANTEE(S)), his/her/their heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Legal Description attached and made a part hereof

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) his/her/their heirs and assigns FOREVER.

And GRANTOR do(es) covenant with the said GRANTEE(S), his/her/their heirs and assigns, that he/she/they lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances except as hereinabove provided; that he/she/they has(have) a good right to sell and convey the same to the said GRANTEE(S) his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S) his/her/their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF Christopher + Julia have hereunto set their hand and seal, this 1/28/13 day of

WITNESS:

January 20 13  
[Signature]  
[Signature]

x Christopher A. Dean (L.S.)  
Christopher A. Dean

(L.S.)

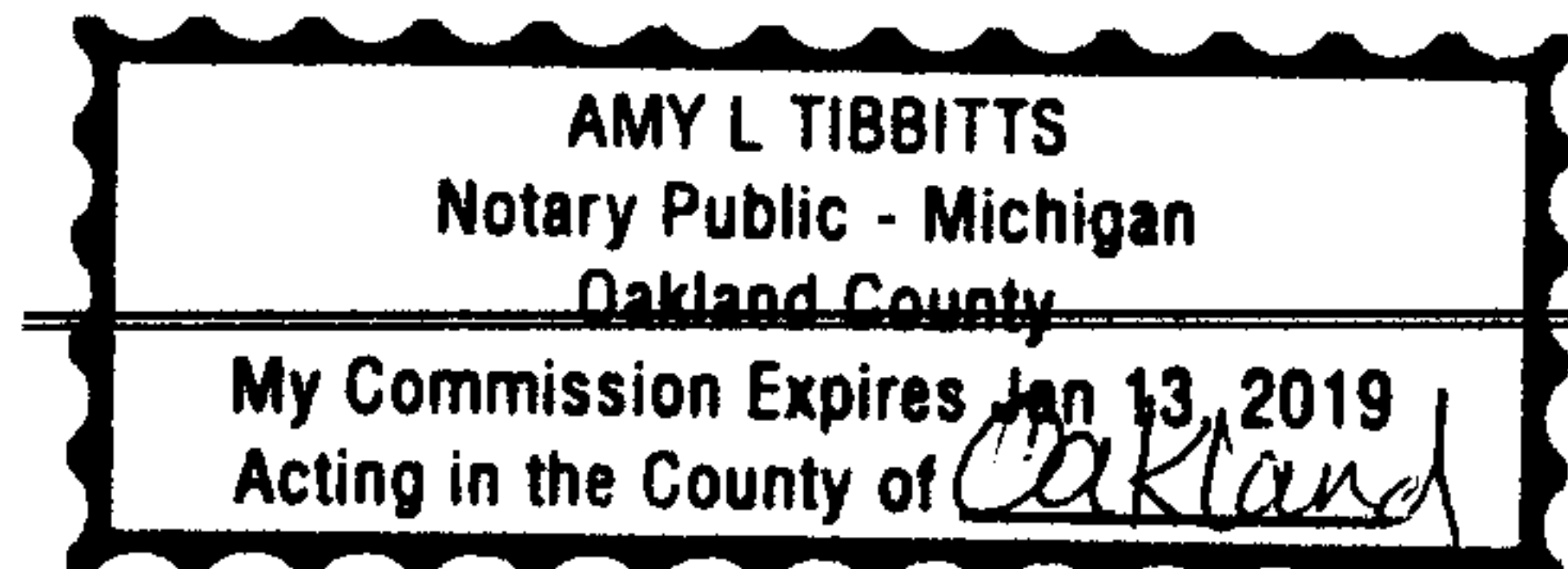
x Julie Dean (L.S.)  
Julie Dean

(L.S.)

✓ THE STATE OF Michigan  
Oakland COUNTY.

I, the undersigned, Amy Tibbitts, a Notary Public, in and for said State Michigan, hereby certify that Christopher A. Dean and spouse, Julie Dean whose names 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 the 28th day of January, 20 13



✓ [Signature]  
Notary Public

FOR RECORDING ONLY

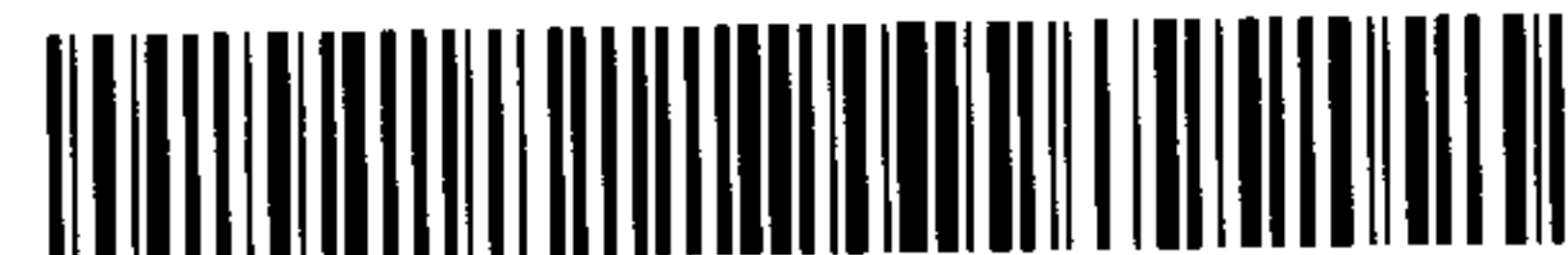
MR-REA-730-0068

This instrument was prepared by Joan M. Brady 449 Taft Avenue, Glen Ellyn, IL 60137

Shelby County, AL 02/06/2013  
State of Alabama  
Deed Tax: \$40.00

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 84, according to the Survey of Laurel Woods, Phase IV, as recorded in Map Book 18, Page 97, Shelby County, Alabama Records.



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**WARRANTY DEED**

**FROM**

Christopher A. Dean and Julie Dean

**TO**

Michael Crawford & Jennifer Crawford

  
20130206000053190 3/4 \$61.00  
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 Christopher A. Dean  
Mailing Address Julie Dean  
2961 Briarcliff St.  
East Lansing MI 48823

Grantee's Name Michael Crawford  
Mailing Address Jennifer Crawford  
2961 Briarcliff St.  
East Lansing MI 48823

Property Address 526 Laurel Woods Trail  
Helena, AL 35080

Date of Sale February 1, 2013  
Total Purchase Price \$ \$40,000.00 1/3 interest  
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 Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

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Grantor's name and mailing address - provide the name of the person 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 \_\_\_\_\_

Print Clayton T. Sweeney as Agent for  
Michael Crawford and Jennifer Crawford

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1