

This instrument prepared by:
Christa C. Ketchum
Attorney at Law
TitleSouth Closing Center
1220 Alford Avenue
Birmingham, AL 35226

SEND TAX NOTICE TO:
Erin M. Crossen and Patrick J. Crossen
3032 Chelsea Park Ridge
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Twenty-Six Thousand And No/100 Dollars (\$226,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Thresa Lord**, unmarried, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Erin M. Crossen and Patrick J. Crossen** (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

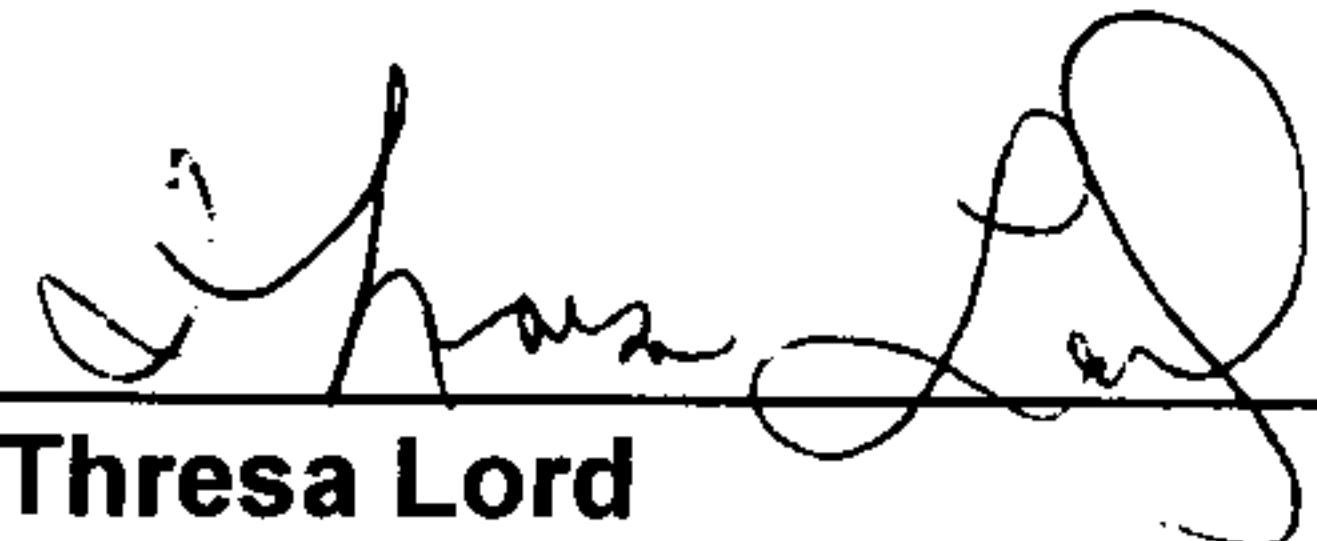
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighty Thousand Eight Hundred And No/100 Dollars (\$180,800.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless 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, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on November 19, 2013.

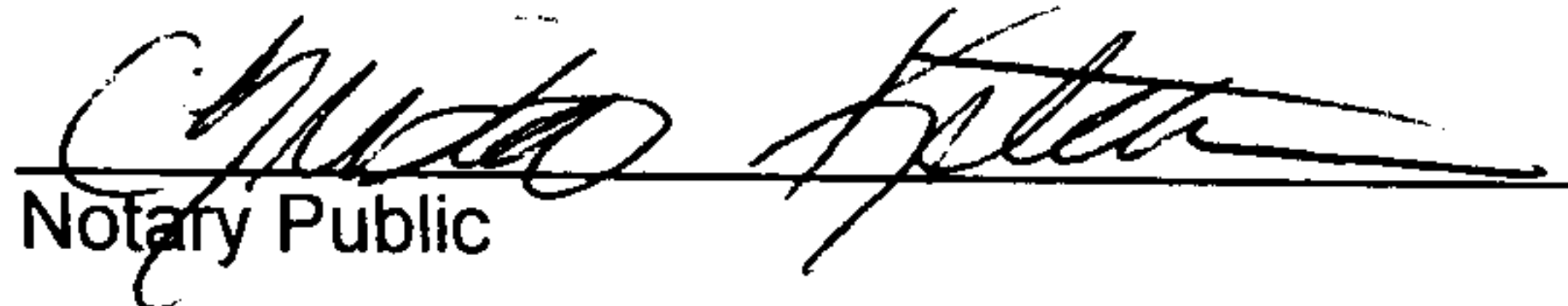


Thresa Lord

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that **Thresa Lord**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day of the same bears date.

Given under my hand and Official seal this 19th day of November, 2013.



Notary Public

Shelby County, AL 11/25/2013
State of Alabama
Deed Tax: \$45.50

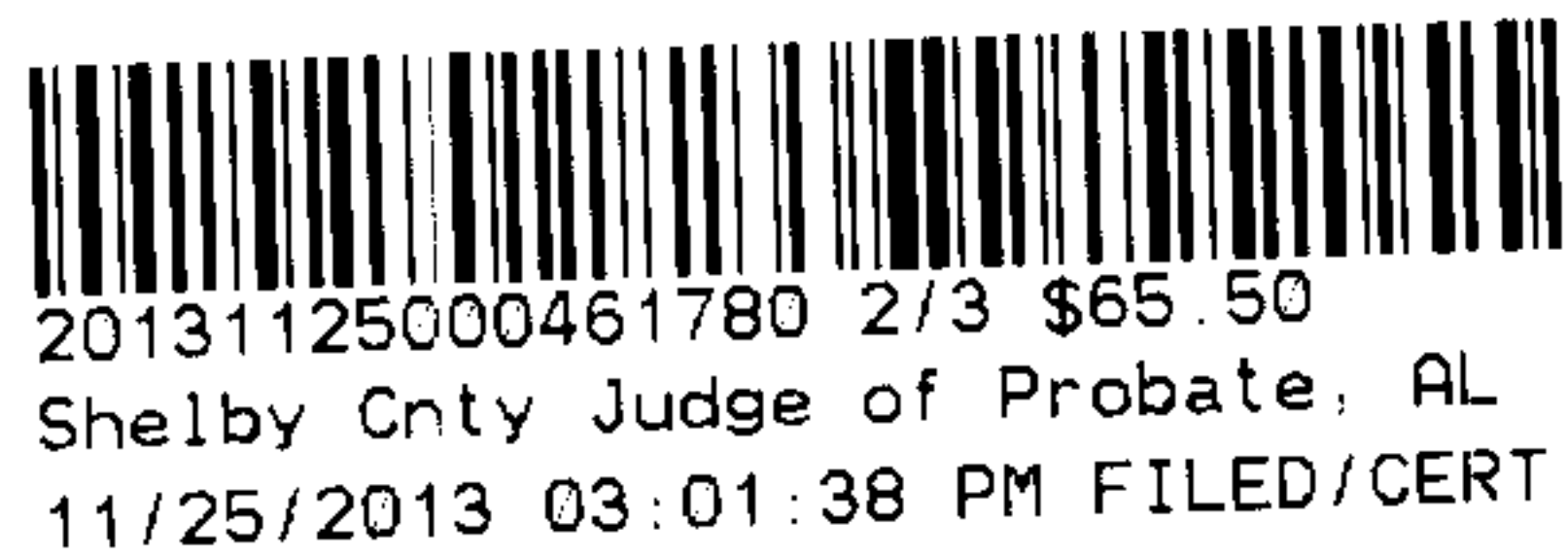

20131125000461780 1/3 \$65.50
Shelby Cnty Judge of Probate, AL
11/25/2013 03:01:38 PM FILED/CERT

EXHIBIT "A"

Lot 4-23, according to the Plat of Chelsea Park 4th Sector, as recorded in Map Book 134, Page 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by Chelsea Park, Inc. and filed for record as Instrument #20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by Chelsea Park, Inc. and Chelsea Park Residential Association, Inc. and recorded as Instrument #20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Together with the nonexclusive easement to use the Easement Parcel as more particularly described in the Easement Agreement as recorded in Instrument #20040816000457750, in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Thresa Lord
Mailing Address 3032 Chelsea Park Ridge
 Chelsea, AL 35043

Grantee's Name Erin M. Crossen and Patrick J. Crossen
Mailing Address 3032 Chelsea Park Ridge
 Chelsea, AL 35043

Property Address 3032 Chelsea Park Ridge
 Chelsea, AL 35043

Date of Sale November 19, 2013

Total Purchase Price \$226,000.00

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 - Thresa Lord, 3032 Chelsea Park Ridge, Chelsea, AL 35043.

Grantee's name and mailing address - Erin M. Crossen and Patrick J. Crossen, , .

Property address - 3032 Chelsea Park Ridge, Chelsea, AL 35043

Date of Sale - November 19, 2013.

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 with 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: November 19, 2013

Sign

Erin M. Crossen
Agent



20131125000461780 3/3 \$65.50
Shelby Cnty Judge of Probate, AL
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