

This Instrument was Prepared by:

Send Tax Notice To: Michael Carl Crawford, Jr.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-15-22144

P.O. Box 970
Calera, AL 35040

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$79,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ronald Trout and Heike Trout**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Carl Crawford, Jr.**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

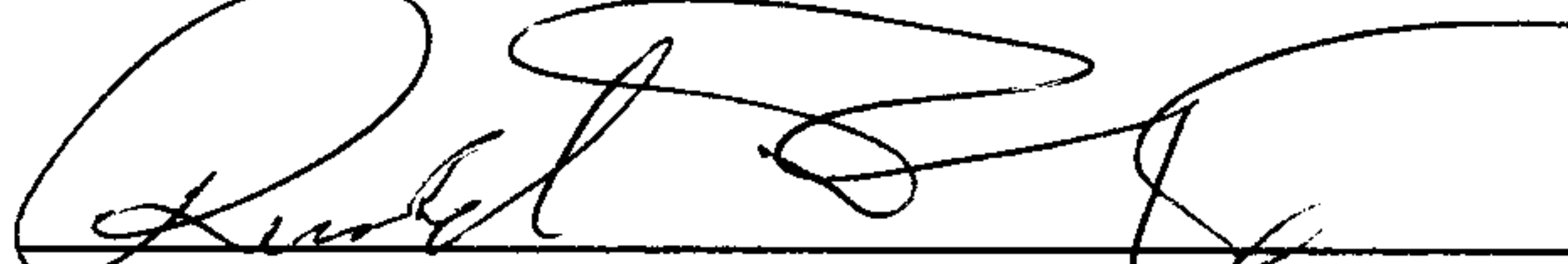
Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$40,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of May, 2015.


Ronald Trout

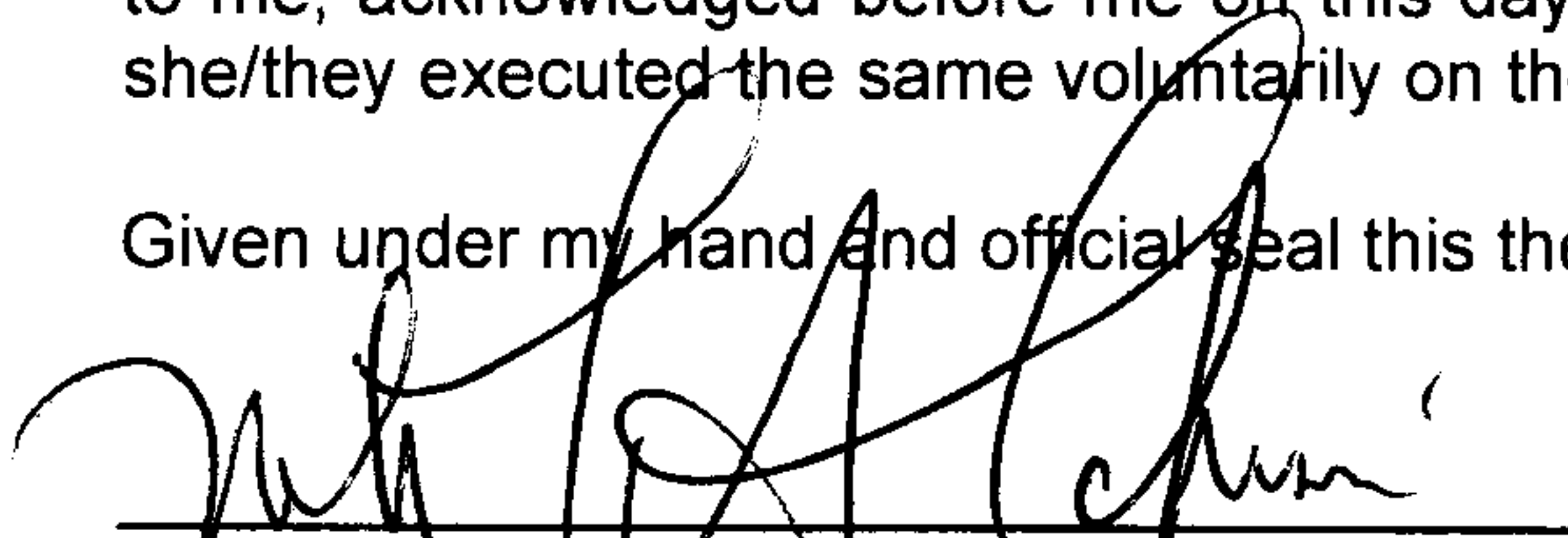

Heike Trout

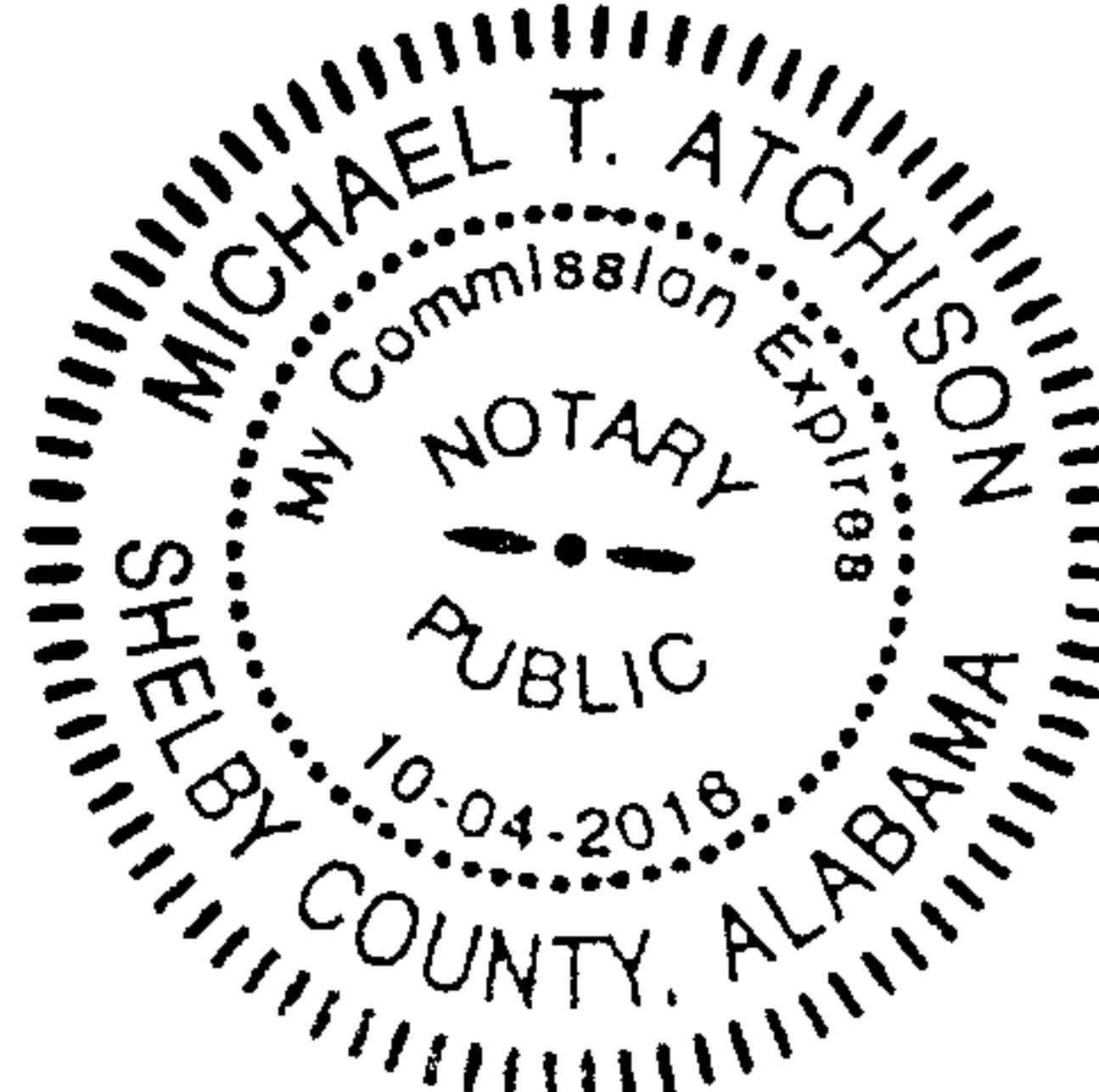
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ronald Trout and Heike Trout, whose name(s) 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 27th day of May, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



Shelby County, AL 05/29/2015
State of Alabama
Deed Tax: \$40.00



20150529000177480 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
05/29/2015 09:40:14 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East and run thence East along the South line of said section a distance of 1,142.43 feet, more or less, to the 397 foot contour line above mean sea level, and a point thereon marked by a concrete monument placed by the Alabama Power Company, said point being the point of beginning of the parcel herein described; thence continue East along the South line of said section a distance of 180.00 feet; thence turn an angle of 58 degrees 00 minutes to the left and run a distance of 120.00 feet; thence turn an angle of 113 degrees 40 minutes to the left and run a distance of 207.45 feet to a point on said 397 foot contour line; thence run southerly along said 397 foot contour line to the point of beginning. Situated in Shelby County, Alabama.



20150529000177480 2/3 \$60.00
Shelby Cnty Judge of Probate, AL
05/29/2015 09:40:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	Ronald Trout Heike Trout	Grantee's Name	Michael Carl Crawford, Jr.
Mailing Address	618 Foothills Trace Chelsea, AL 35043	Mailing Address	Box 970 Calem AL 35040
Property Address	355 Amanda Lane Shelby, AL 35143	Date of Sale	May 27, 2015
		Total Purchase Price	\$79,900.00
		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 of 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 May 26, 2015

Print Ronald Trout

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20150529000177480 3/3 \$60.00
Shelby Cnty Judge of Probate, AL
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Form RT-1