

BHM1500373-O

Send tax notice to:

Mark A. & Tracie P. Bean

5013 Hawthorne Place

Chelsea, AL 35043

File No. BHM1500373-O

This instrument prepared by:


Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

  
20150723000250710 1/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/23/2015 11:45:57 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Seven Thousand and 00/100 Dollars (\$227,000.00) in hand paid to the undersigned **Robert W. Crawford and Debra Crawford, husband and wife** (hereinafter referred to as "Grantors"), by **Mark A. Bean and Tracie P. Bean, husband and wife** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6-53-A, according to the Survey of Chelsea Park 6th Sector, Resurvey, as recorded in Map Book 43, Page 63 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 the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 6th Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2015 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL & MINING RIGHTS NOT OWNED BY THE GRANTORS.

\$218,762.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

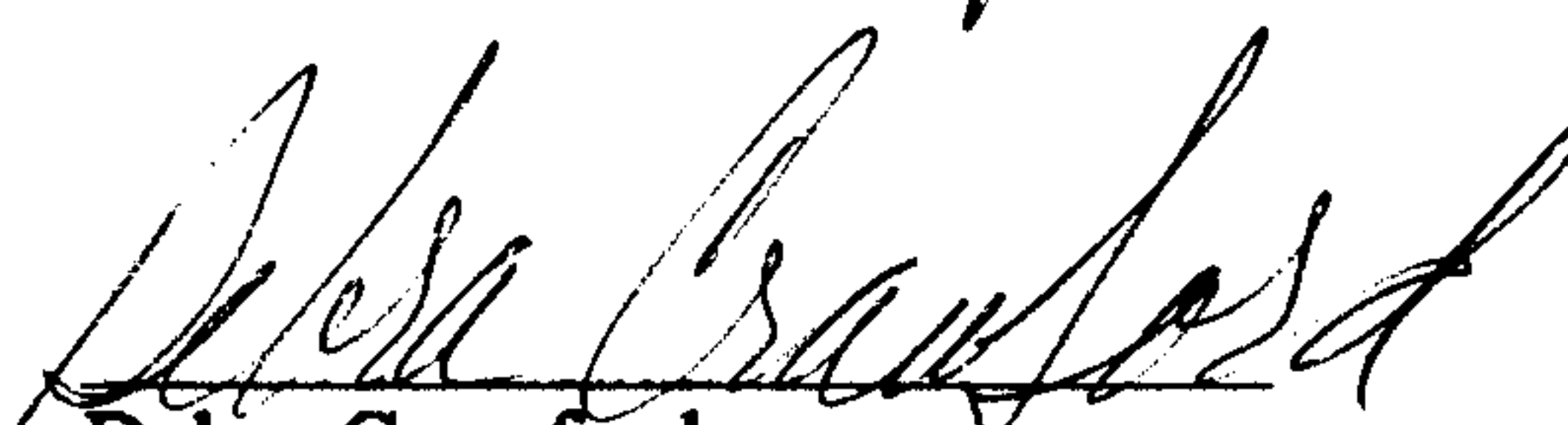
Shelby County, AL 07/23/2015  
State of Alabama  
Deed Tax: \$8.50

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Robert W. Crawford and Debra Crawford, husband and wife have hereunto set their signatures and seals on this the 18<sup>th</sup> day of July, 2015.

20150723000250710 2/3 \$28.50  
Shelby Cnty Judge of Probate, AL  
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Robert W. Crawford

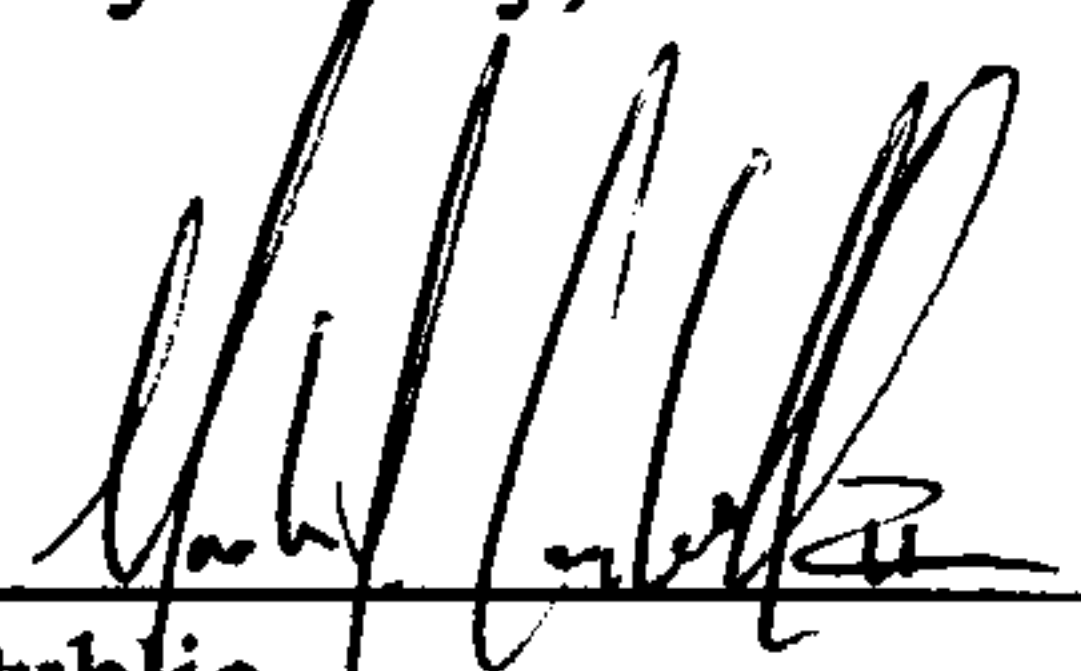
  
Debra Crawford

STATE OF FLORIDA     )  
                                      :  
COUNTY OF Okaloosa )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Crawford and Debra Crawford, husband and wife, 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 said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18<sup>th</sup> day of July, 2015.

 Mark J. Campbell II  
Notary Public  
State of Florida  
My Commission Expires 11/08/2015  
Commission No. EE 144840

  
Notary Public  
Print Name: Mark J. Campbell II  
Commission Expires: 11-08-2015



# Real Estate Sales Validation Form

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

Grantor's Name: Robert W. Crawford and Debra Crawford

Grantee's Name: Mark A. Bean and Tracie P. Bean

Mailing Address: 240 Hidden Lake Way  
Santa Rosa Beach, AL 32459

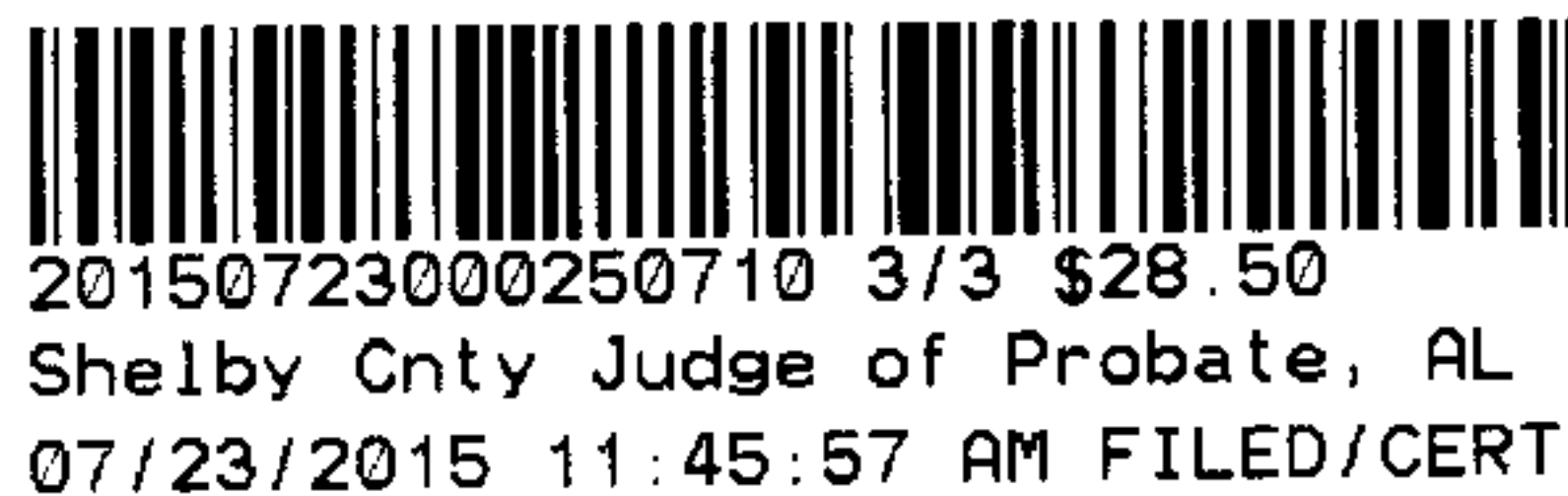
Mailing Address: 5013 Hawthorne Place  
Chelsea, AL 35043

Property Address: 5013 Hawthorne Place  
Chelsea, AL 35043

Date of Sale: 7/20/2015  
Total Purchase Price: \$227,000.00

or  
Actual Value: \$ n/a

County: Shelby



or  
Assessor's Market Value: \$ n/a

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 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: 7/20/2015

Print: Michelle Pouncey

☐ Unattested

(verified by)

Sign

( Grantor / Grantee / Owner / Agent ) Circle One

**Form RT-1**