

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC
2188 Parkway Lake Drive, Ste 101
Hoover, AL 35244

20170725000265920
07/25/2017 10:21:32 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Brandon A. Gray
1024 Kerry Drive
Calera, AL 35040

PERSONAL REPRESENTATIVE'S WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in fulfillment of the terms of the Last Will and Testament of Alton M. Crawford, Sr., Deceased, Probate Case No. 2016-000628, and in consideration of **One Hundred Fifty Thousand 00/100 Dollars (\$150,000.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Donna C. Chandler, Personal Representative of the Estate of Alton M. Crawford, Sr., deceased, (Shelby County, Alabama, Probate Case No. 2016-000628)

(herein referred to as GRANTOR, whether one or more) does, grant, bargain, sell and convey unto

Brandon A. Gray (herein referred to as GRANTEE, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 7, according to the Map and Survey of Kinsale Garden Homes, 1st Sector, as recorded in Map Book 34, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.

Alton M. Crawford, Sr., who died on 03/16/16, was the surviving grantee in that deed recorded in Instrument#2005-30728, the other grantee, Betty A. Crawford having predeceased him on

12-23-2013
Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.

\$151,515.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE his heirs and assigns forever.

And I warrant, in my official capacity as Personal Representative of the Estate of Alton M. Crawford, Sr., Deceased, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And I, the undersigned, execute this Personal Representative's Deed solely in my capacity as Personal Representative, and nothing herein shall be construed to impose liability on me in my individual capacity.

IN WITNESS WHEREOF, I, Donna C. Chandler, have set my hand and seal to this instrument as such personal representative this the 24th day of July, 2017.

The Estate of Alton M. Crawford, Sr., Deceased

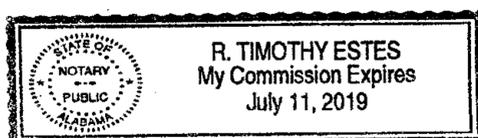


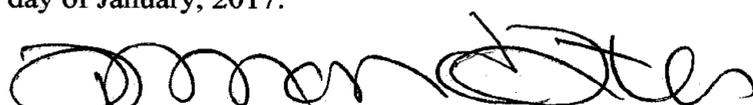
By: Donna C. Chandler
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donna C. Chandler whose name as Personal Representative of The Estate of Alton M. Crawford, Sr., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance in her capacity as Personal Representative and with full authority she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2017.





Notary Public
My Commission Expires: 7/11/19

17-0190

Real Estate Sales Validation Form

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

Grantor's Name Estate of Alton M. Crawford, Sr. Grantee's Name Brandon A. Gray

Mailing Address 1024 Kerry Drive Mailing Address 1251 Beacon Parkway West,
Calera, AL 35040 Apt C
Birmingham, AL 35209-1033

Property Address 1024 Kerry Drive Date of Sale July 24, 2017
Calera, AL 35040

Total Purchase Price \$150,000.00
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 - 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 July 24, 2017

Unattested

(verified by)

Print Donna C. Chandler
Sign Donna C. Chandler
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/25/2017 10:21:32 AM
\$19.00 DEBBIE
20170725000265920

James W. Fuhrmeister