

AFTER RECORDING RETURN TO:

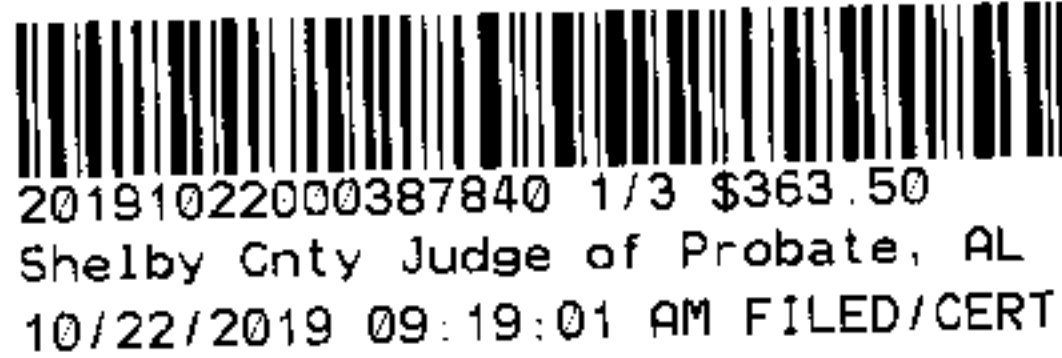
Willing Deeds
8940 Main Street, Suite 2
Clarence, NY 14031
File No. William Hendrix Crandall

MAIL TAX STATEMENTS TO:

William Hendrix Crandall
Dianne Johnston Crandall
104 Deer Crest Circle
Pelham, AL 35124

Shelby County, AL 10/22/2019
State of Alabama
Deed Tax: \$334.50

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405



Value \$ 334,360

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 18 day of October, 2019, by and between **Dianne J. Crandall and William H. Crandall, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them**, a mailing address of 104 Deer Crest Circle, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **William Hendrix Crandall and Dianne Johnston Crandall, as trustees of the William Hendrix Crandall and Dianne Johnston Crandall Revocable Living Trust dated August 26th, 2019**, a mailing address of 104 Deer Crest Circle, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Parcel ID No.: 14-4-18-2-000-021-003

Commonly known as: 104 Deer Crest Circle, Pelham, AL 35124

Prior instrument reference: Instrument Number 1995-36679, Recorded: 12/21/1995

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

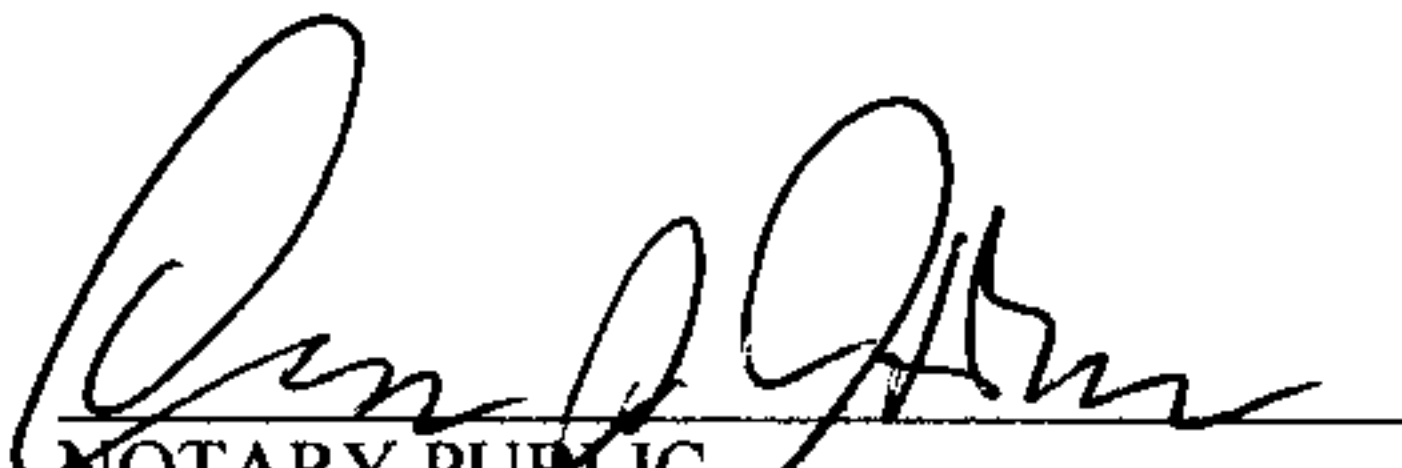

Dianne J. Crandall


William H. Crandall

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Dianne J. Crandall and William H. Crandall**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 18 day of DECEMBER 2018


NOTARY PUBLIC
My commission expires: JUNE 9 2020




20191022000387840 2/3 \$363.50
Shelby Cnty Judge of Probate, AL
10/22/2019 09:19:01 AM FILED/CERT

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 2, ACCORDING TO THE SURVEY OF DEER CREEK ESTATES, AS RECORDED IN MAP BOOK 20, PAGE 75 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO: (1) TAXES DUE IN THE CURRENT YEAR AND THEREAFTER; (2) BUILDING SETBACK LINE OF 35 FEET RESERVED FROM DEER CREST CIRCLE AS SHOWN BY PLAT; (3) EASEMENT(S) FOR WATER AS SHOWN BY INSTRUMENT #1995-11492 IN PROBATE OFFICE; (4) COVENANT AND AGREEMENT CONCERNING 30 FOOT WATER EASEMENT AS SET OUT BY INSTRUMENT #1995-11492 IN PROBATE OFFICE; (5) RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED I INSTRUMENT #1995-31518 IN PROBATE OFFICE; (6) ARTICLES OF INCORPORATION AND BY-LAWS OF DEER CREEK HOMEOWNERS ASSOCIATION, INC., SAID ARTICLES BEING RECORDED IN INSTRUMENT #1995-31517 IN SAID PROBATE OFFICE; (7) EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD; (8) EASEMENT TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY DATED NOVEMBER 2, 1995.

PROPERTY COMMONLY KNOWN AS: 104 DEER CREST CIRCLE, PELHAM, AL 35124


20191022000387840 3/3 \$363.50
Shelby Cnty Judge of Probate, AL
10/22/2019 09:19:01 AM FILED/CERT