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07/09/2021 08:41:27 AM

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

DEEDS 1/1

Send Tax Notice To:
Crowne Property Acquisitions, LLC
2325 Pointe Parkway Suite 250
Carmel, IN 46032

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Seven Thousand Dollars and No Cents (\$187,000.00), the amount of which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Shnovia J. Scott, a married person, whose mailing address is:

240 Landers Loop Sylacauga, AL 35150

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

Crowne Property Acquisitions, LLC, whose mailing address is: 2325 Pointe Parkway Suite 250 Carmel, IN 46032

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, **the address of which is: 1044 Kerry Drive, Calera, AL 35040** to-wit:

Lot 12, according to the Survey of Kinsale Garden Homes, 2nd Sector, as recorded in Map Book 26, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Shnovia J. Maxwell and Shnovia J. Scott is one and the same person.

This property is not the homestead of grantor nor that of her spouse.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 6th day of July, 2021.

Shnovia J. Scott
Shnovia J. Scott

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Shnovia J. Scott, whose name 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 has/have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 6th day of July, 2021.

Haley M. Taylor
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/09/2021 08:41:27 AM
\$209.00 CHERRY
20210709000332620

Alicia S. Bayl