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06/09/2022 01:41:34 PM

DEEDS 1/2

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
CRG Homes, LLC  
233 Hillcrest Dr  
Montevallo, AL 35115

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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

Jo Ann Wallace, an unmarried person, whose mailing address is:

130 Harvest Lane Fayetteville, Ga. 30215

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

**CRG Homes, LLC, whose mailing address is: 1228 Willow Creek Pl., Alabaster, AL 35007**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **1228 Willow Creek Pl., Alabaster, AL 35007** to-wit:

Lot 2, according to the survey of Willow Creek, Phase Two, as recorded in Map Book 9, Page 102 A & B, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

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

\$151,445.50 of the above mentioned purchase price was paid for from a mortgage loan which was 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 6<sup>th</sup> day of June, 2022.

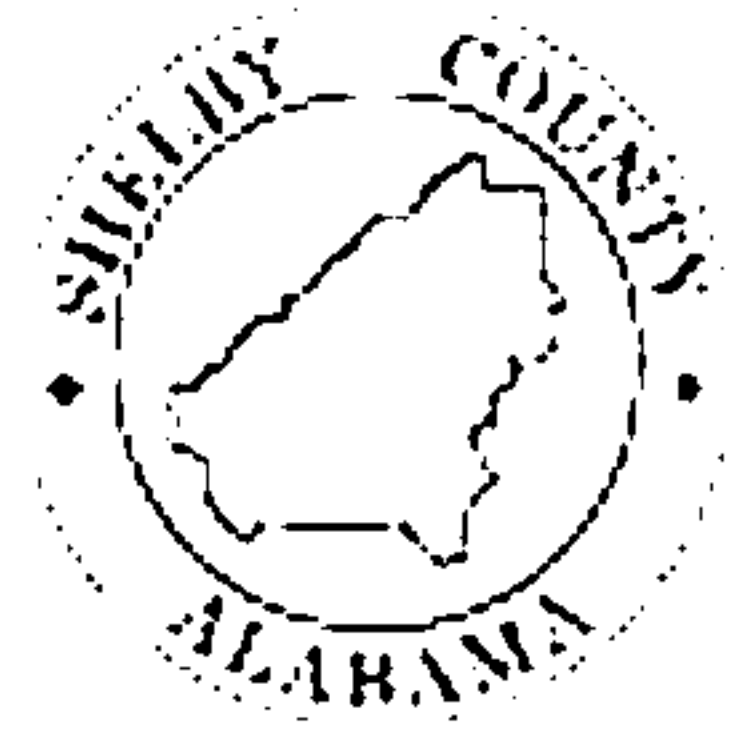
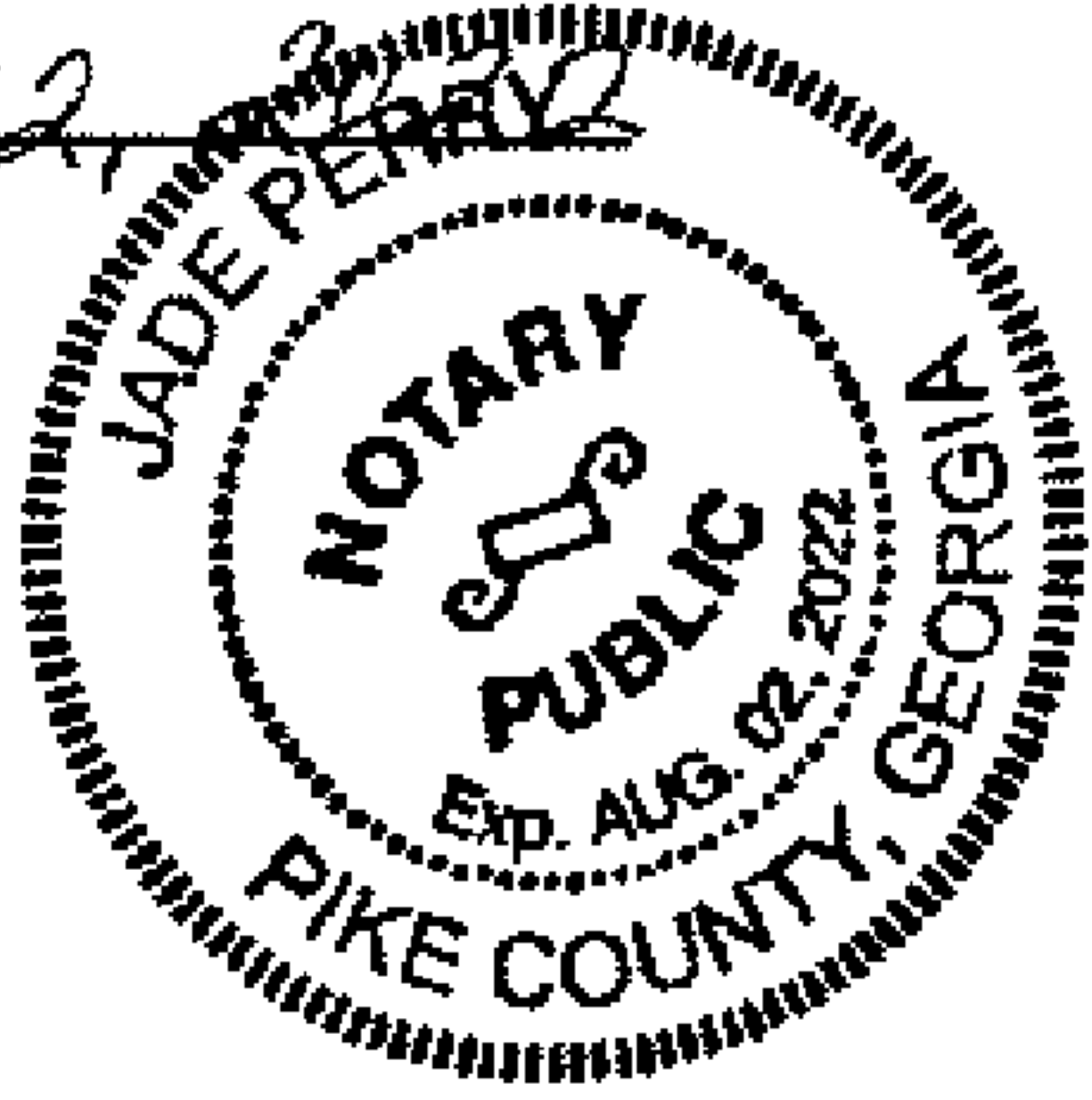
Jo Ann Wallace by Rebecca W. Myers, her Agent  
Jo Ann Wallace by Rebecca W. Myers,  
her Agent

State of Georgia  
County of Fayette

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Rebecca W. Myers, whose name 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 she has, in her capacity as Agent for Jo Ann Wallace executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of June, 2022.

Jade Perry  
Notary Public, State of Georgia  
Jade Perry  
Printed Name of Notary  
My Commission Expires: Aug 02, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/09/2022 01:41:34 PM  
\$26.00 JOANN  
20220609000231250

Allie S. Bayl