

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

20150724000253170

07/24/2015 02:58:19 PM

DEEDS 1/2

182 Cove Ln
Pelham, AL 35124

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of \$174,000.00, the amount of which can be verified in the Sales contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Tami Stonicher Pickett, Personal Representative of the Estate of Marilyn J. Owens, deceased, Probate Case No. PR2015-000403, Probate Office fo Shelby County, Alabama, whose mailing address is 5 Country Hills Rd, Montgomery AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gregory L. Crager and Mariana R. Crager whose mailing address is

182 Cove Lane, Pelham, AL 35124 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 182 Cove Lane, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, 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.

Note; \$165,300.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 21st day of July, 2015.

Estate of Marilyn Owens

BY

Tami Stonicher Pickett personal representative
Tami Stonicher Pickett, Personal Representative

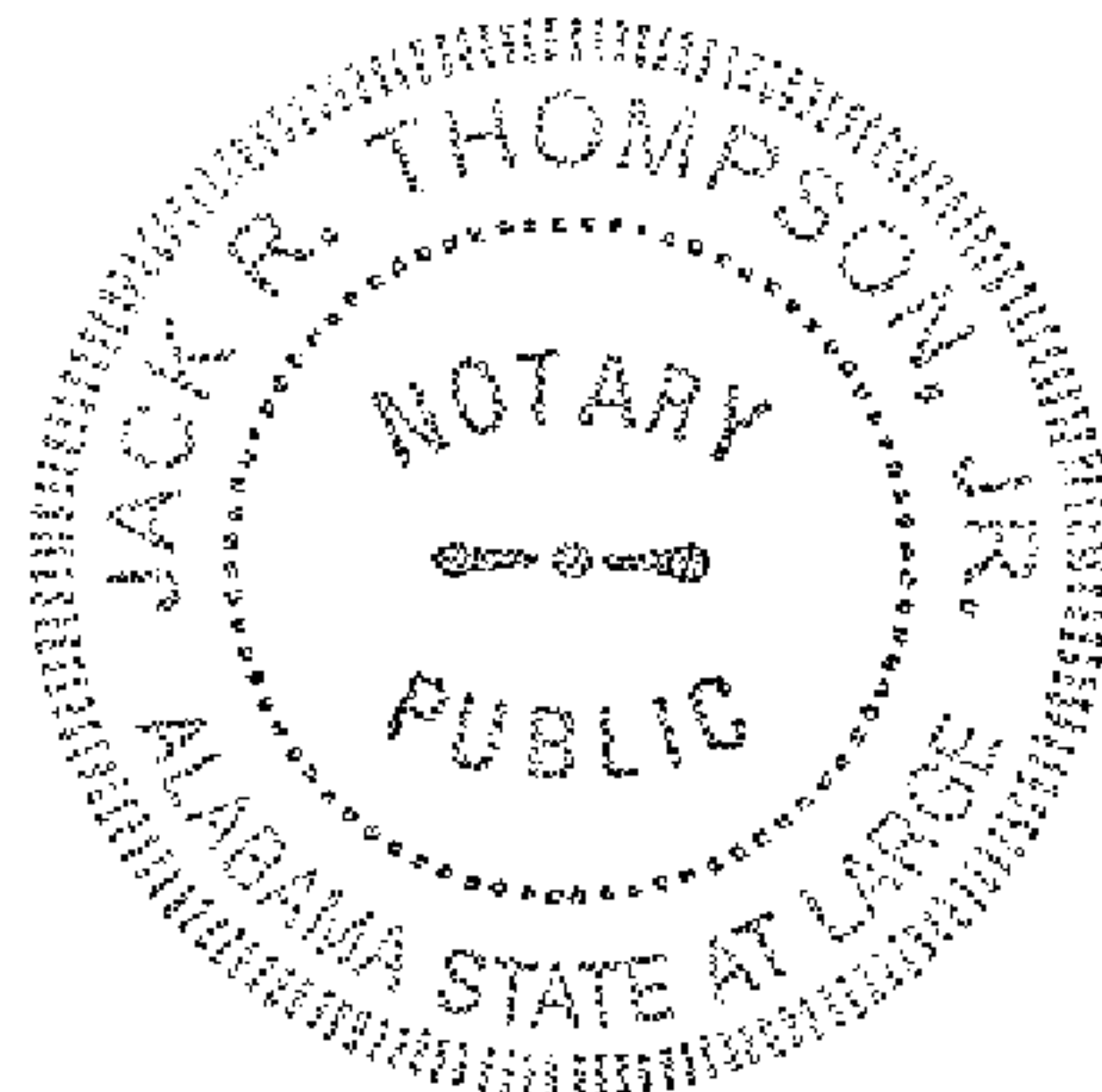
State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tami Stonicher Pickett whose name as Personal Representative of the Estate of Marilyn J. Ownes is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, in her capacity as such her of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 21st day of July, 2015.

[Signature]
Notary Public

Commission Expires: 10/31/2016



S15-1977HUD

EXHIBIT "A"
Legal Description

Lot 2826, according to a Corrective Map of Weatherly Highlands, The Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/24/2015 02:58:19 PM
\$26.00 CHERRY
20150724000253170

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.