

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
CROCKETT PROPERTIES, LLC
231 COMMERCE PARKWAY
PELHAM, ALABAMA 35124

Shelby County, AL 07/22/2016
State of Alabama
Deed Tax: \$160.00

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20160722000257160 1/3 \$181.00
Shelby Cnty Judge of Probate, AL
07/22/2016 10:45:11 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged we, JAMES N. WOOD and wife, BARBARA C. WOOD, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto CROCKETT PROPERTIES, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 58, according to the Map and Survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A & B, in the Probate Office of Shelby County, Alabama.

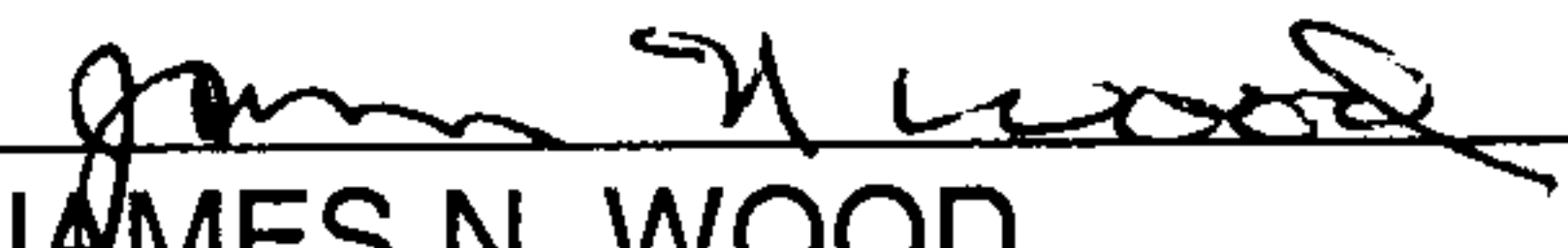
SUBJECT TO:

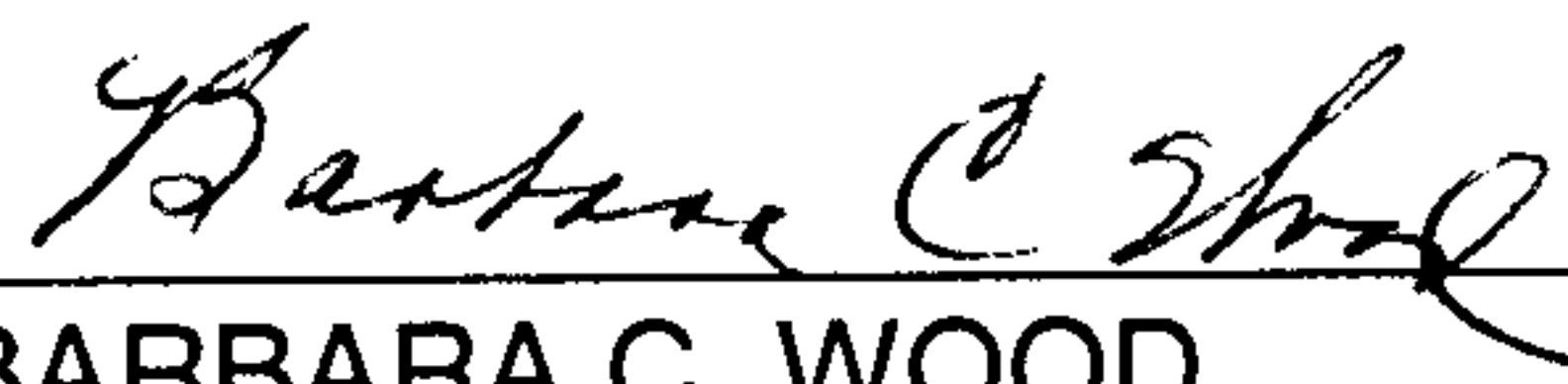
1. Taxes for the year 2016, which are a lien but not yet due and payable on October 1, 2016.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 34 page 697, Book 55 page 613 and Map Book 7 page 99 in the Probate Office.
3. A 10 foot easement along the rear of lot of the lot, as recorded in Map Book 7 page 99.
4. A 30 foot building setback line from Caldwell Mill Circle as recorded in Map Book 7 page 99 in the Probate Office.
5. Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Book 267 page 827 in the Probate Office.
6. Right(s) of Way(s) granted to South Central Bell Telephone Company by instrument(s) recorded in Book 320 page 897 in the Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18TH day of JULY, 2016.

 (L.S.)
JAMES N. WOOD

 (L.S.)
BARBARA C. WOOD

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES N. WOOD and wife, BARBARA C. WOOD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of JULY, 2016.


Notary Public
My Commission Expires: 10/31/2019


20160722000257160 2/3 \$181.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
JAMES N. WOOD and wife, BARBARA C. WOOD
Mailing Address:
539 CALDWELL MILL CIRCLE
BIRMINGHAM, ALABAMA 35242

Property Address:
539 Caldwell Mill Circle
Birmingham, AL 35242

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
CROCKETT PROPERTIES, LLC
Mailing Address:
231 COMMERCE PARKWAY
PELHAM, ALABAMA 35124

Date of Sale: JULY 18TH, 2016
Total Purchase Price: \$160,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


20160722000257160 3/3 \$181.00
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