

20160908000325210  
09/08/2016 09:52:15 AM  
DEEDS 1/2

16-3062

Send tax notice to: Janice Oliver Crow, 1921 Mountain Laurel Lane, Birmingham, AL 35244

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Ste. 160  
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred fifty-five thousand and no/100 (\$155,000.00) dollars, 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

Frank W. Albert, whose mailing address is:

3850 Galleria Woods Drive Apt. 125

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

**Janice Oliver Crow, whose mailing address is: 1921 Mountain Laurel Lane, Birmingham, AL 35244.**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 1921 Mountain Laurel Lane, Birmingham, AL 35244** to-wit:

Lot 43-A, according to a Resurvey of Lots 38,39,40,41,42,43 and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 24, in the Probate Office of Shelby County, Alabama.

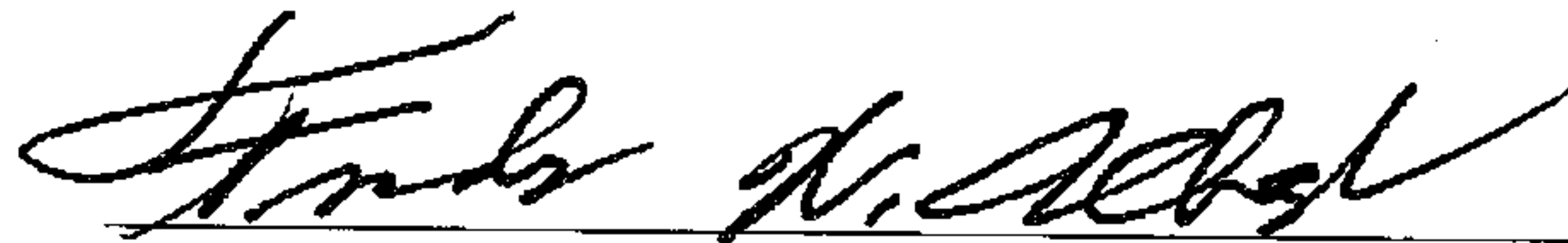
Subject to: All easements, restrictions and rights of way of record.

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 we have hereunto set our hand(s) and seal(s) this 7<sup>th</sup> day of September, 2016.

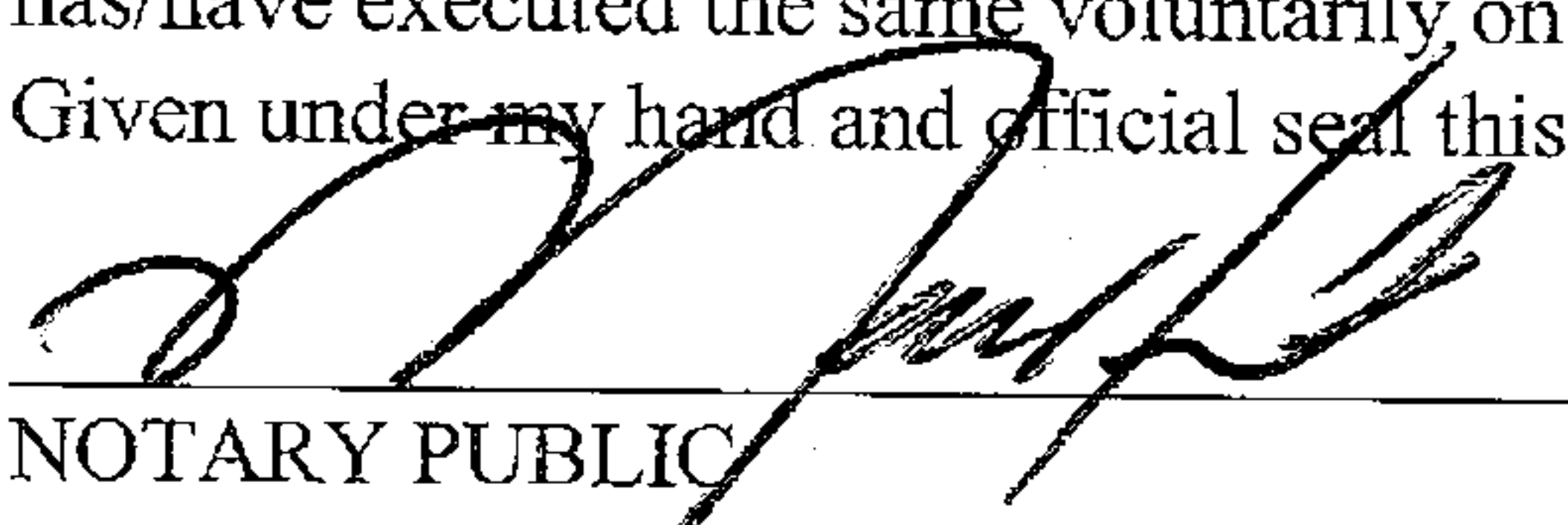


 (Seal)  
FRANK W. ALBERT

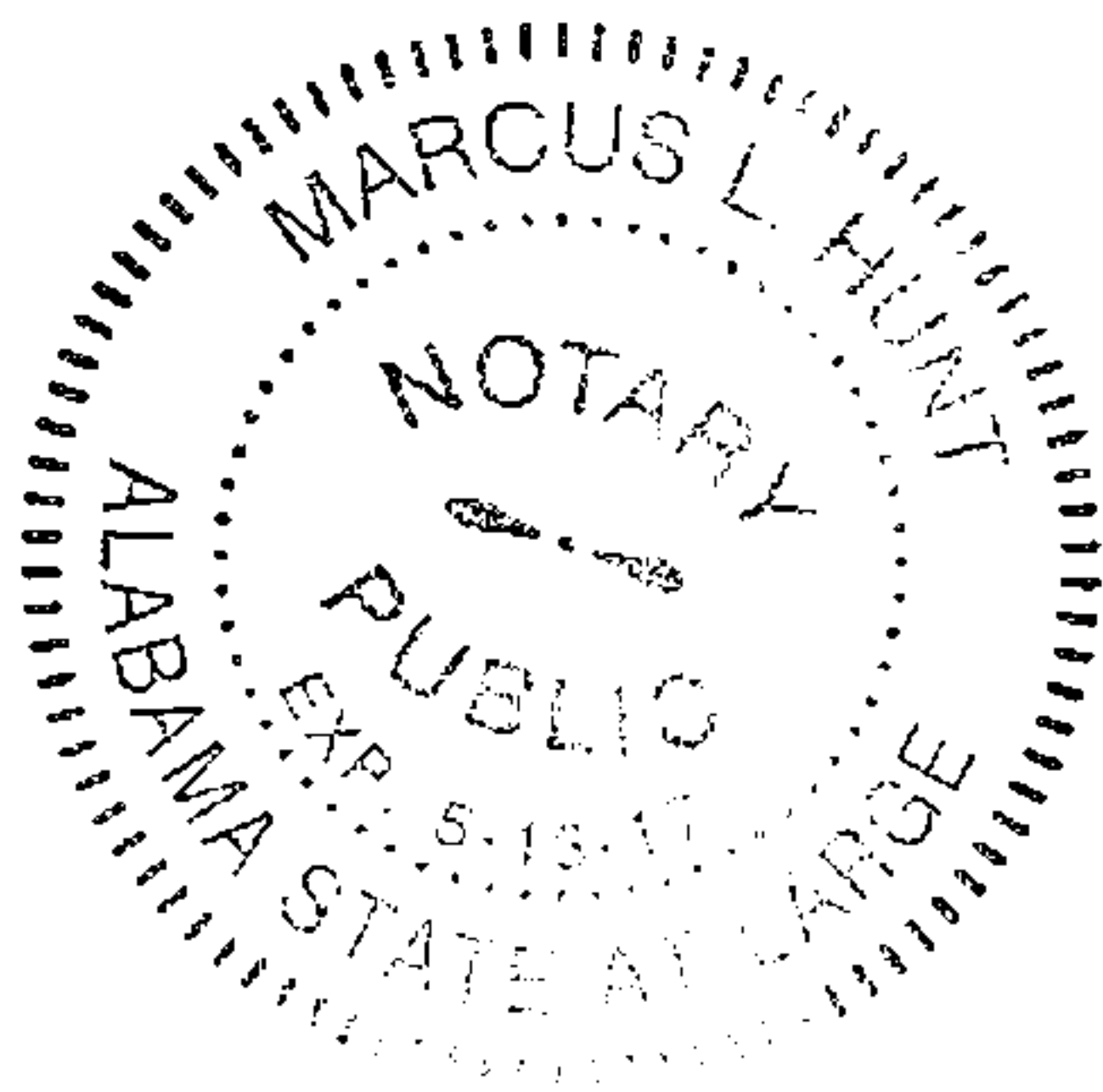
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank W. Albert, 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 7<sup>th</sup> day of September, 2016.

  
NOTARY PUBLIC

My commission expires: 5/13/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
09/08/2016 09:52:15 AM  
\$173.00 CHERRY  
20160908000325210

