

**WARRANTY DEED**

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Nanette N Crocker  
2040 Sweetgum Drive  
Hoover, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Robert Alan Wilson** and wife, **Di Anna V Wilson**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Nanette N Crocker** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

**Lot 412. according to the Survey of Riverchase Country Club, Eleventh Addition, as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama**

\$220,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee, his heirs 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this August 2, 2017.

Robert Alan Wilson  
**Robert Alan Wilson**

Di Anna V Wilson  
**Di Anna V Wilson**

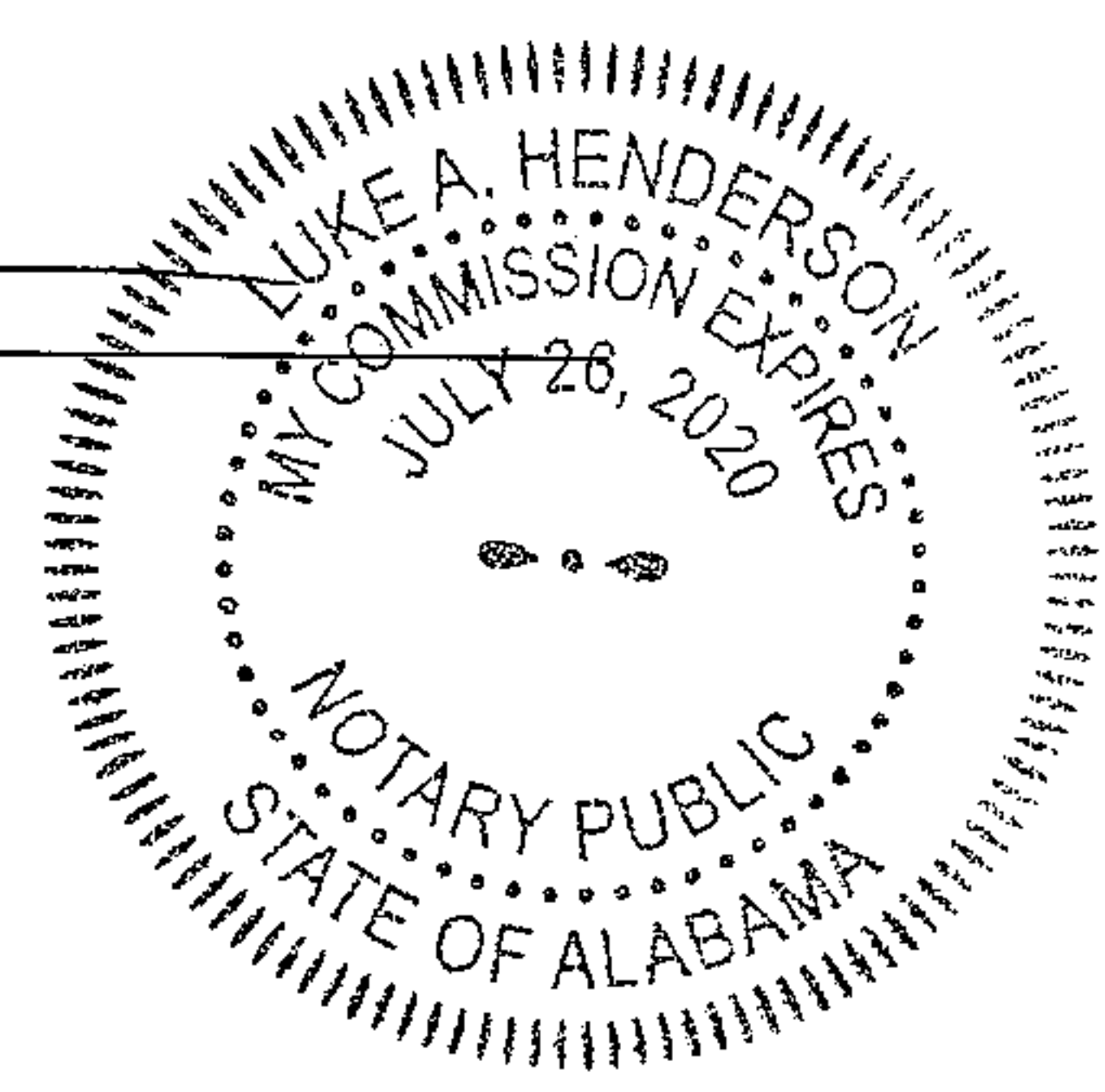
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Robert Alan Wilson** and wife, **Di Anna V Wilson** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

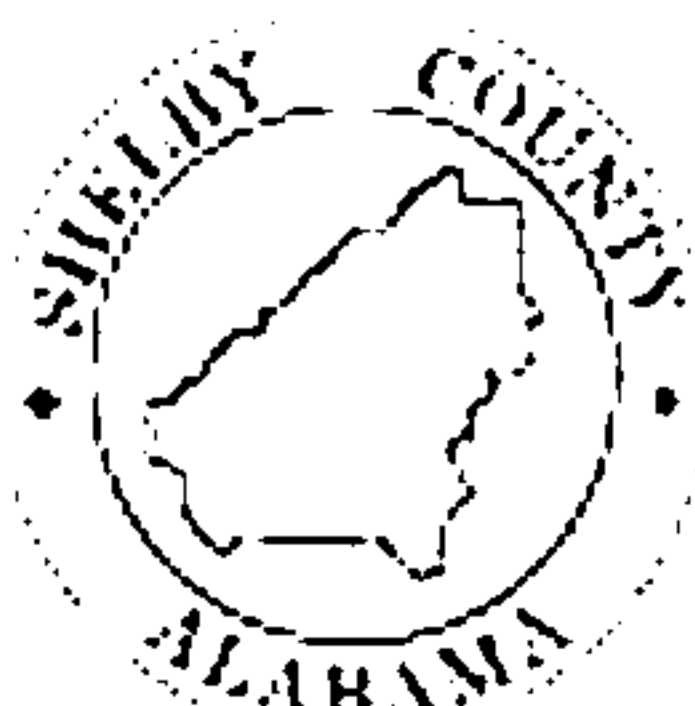
Given under my hand and seal this August 2, 2017.

My Commission Expires: 7-26-2020

Luke A. Henderson  
Notary Public



Grantor's Address:  
961 Castlemaine Drive  
Birmingham, AL 35226  
Property Address:  
2040 Sweetgum Drive  
Hoover, AL 35244



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/10/2017 10:45:45 AM  
\$70.00 CHERRY  
20170810000289390

James W. Fuhrmeister