

Send tax notice to:
LOGAN THOMAS COFFEY
425 BENTMOOR WAY
HELENA, AL, 35080

20171106000401980
11/06/2017 10:52:55 AM
DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2017659

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **KERRI L CROWE, a single individual**, whose mailing address is: 1543 Creekside Dr. Hoover AL 35244 (hereinafter referred to as "Grantor") by **LOGAN THOMAS COFFEY** whose property address is: 425 BENTMOOR WAY, HELENA, AL, 35080 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1120, according to the Map of Second Addition, Old Cahaba III, as recorded in Map Book 29, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Subject to such state of facts as shown by the plat map recorded in Old Cahaba Phase III, as recorded in Map Book 29, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Covenants and Restrictions for Old Cahaba subdivision recorded in Instrument #19980513000174951 and Instrument #19980513000174951 and Instrument #20040813000455160 in the Probate Office of Shelby County, Alabama.

\$171,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

20171106000401980 11/06/2017 10:52:55 AM DEEDS 2/2

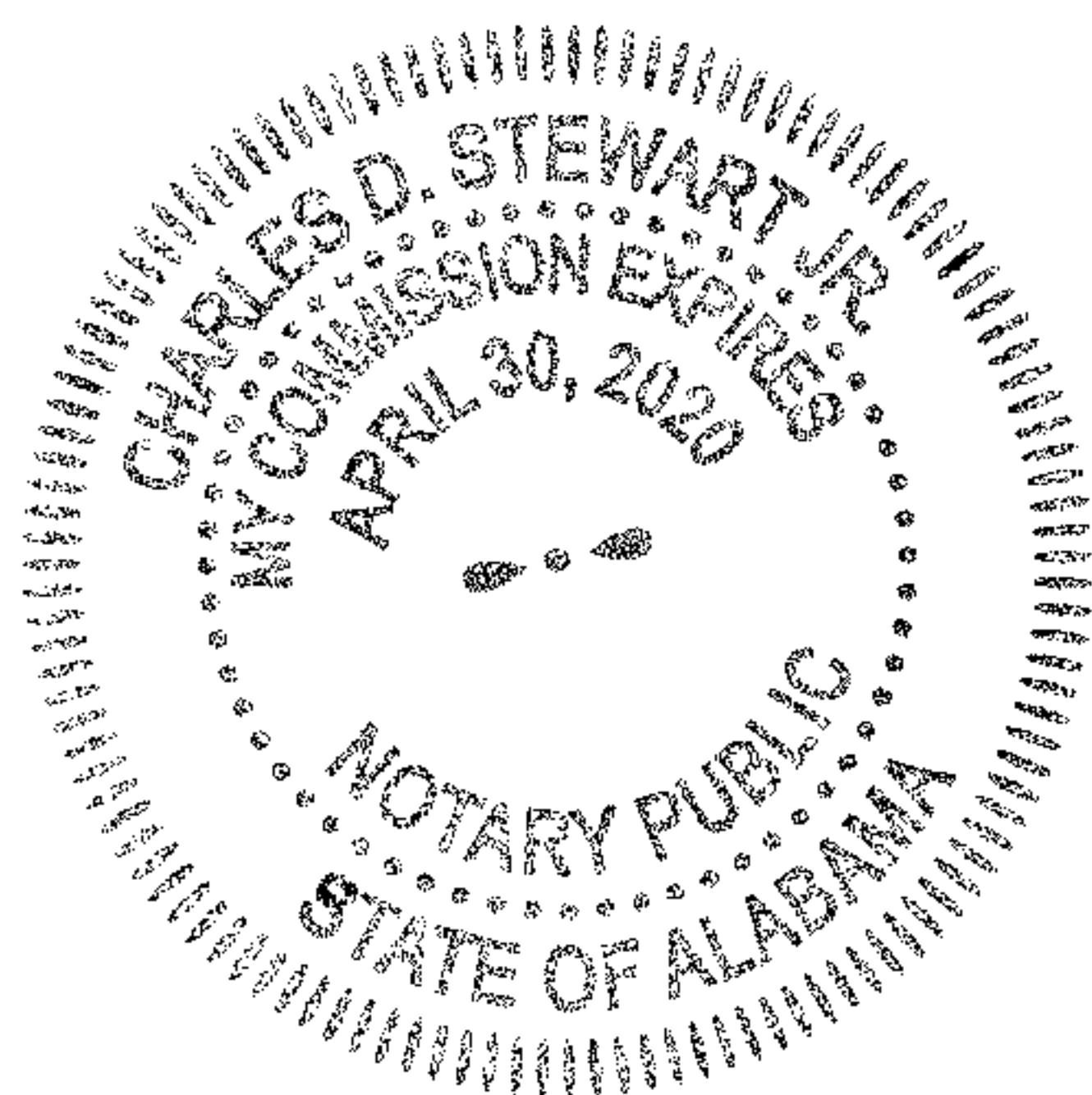
IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 2nd day of November, 2017.


KERRI L CROWE

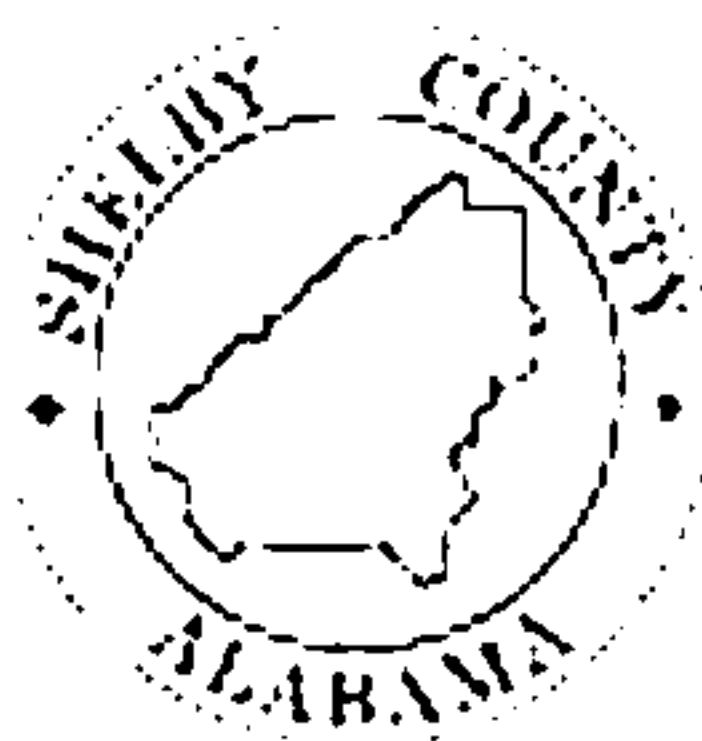
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KERRI L CROWE whose name 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 the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of November, 2017.




Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/06/2017 10:52:55 AM
\$21.50 DEBBIE
20171106000401980

