

Send tax notice to:
CHRISTINA J BAUM
5024 ABERDEEN WAY
HOOVER, AL, 35242

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

STATE OF ALABAMA
SHELBY COUNTY

2017764

20180129000029860
01/29/2018 01:28:55 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CROWN PROPERTIES OF ALABAMA, LLC, A LIMITED LIABILITY COMPANY**, whose mailing address is: 1052 Greymoor Rd Birmingham AL 35242 (hereinafter referred to as "Grantor") by **CHRISTINA J BAUM and COMAN BAUM** whose property address is: 5024 ABERDEEN WAY, HOOVER, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Map and Survey of Greystone 7th Sector, Phase 1, as recorded in Map Book 18, Page 120 A, B & C, in the Probate Office 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. Reciprocal Easement Agreement recorded in Book 312, Page 374 and amended in Book 317, Page 253.
3. The recorded Subdivision Map, as recorded in Map Book 18, Page 120 A, B & C, contains on the face of same a statement pertaining to natural lime sinks.
4. Restrictions and covenants appearing of record in Inst. No. 1994-23329; Inst. No. 1994-35681; Shelby Real 317, Page 260; Inst. No. 1994-26939; Book 316, Page 239; Book 346, Page 942; Book 378, Page 904.
5. Easement to Alabama Power Company as recorded in Inst. No. 1998-17705.
6. Declaration of Watershed Protective Covenants for Greystone Development as recorded in Inst. No. 2000-17644 and amended in Inst. No. 20021002000476370.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$424,100.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their 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.

IN WITNESS WHEREOF, said Grantor, has hereunto set her hand and seal this the 26th day of January, 2018.

CROWN PROPERTIES OF ALABAMA, LLC

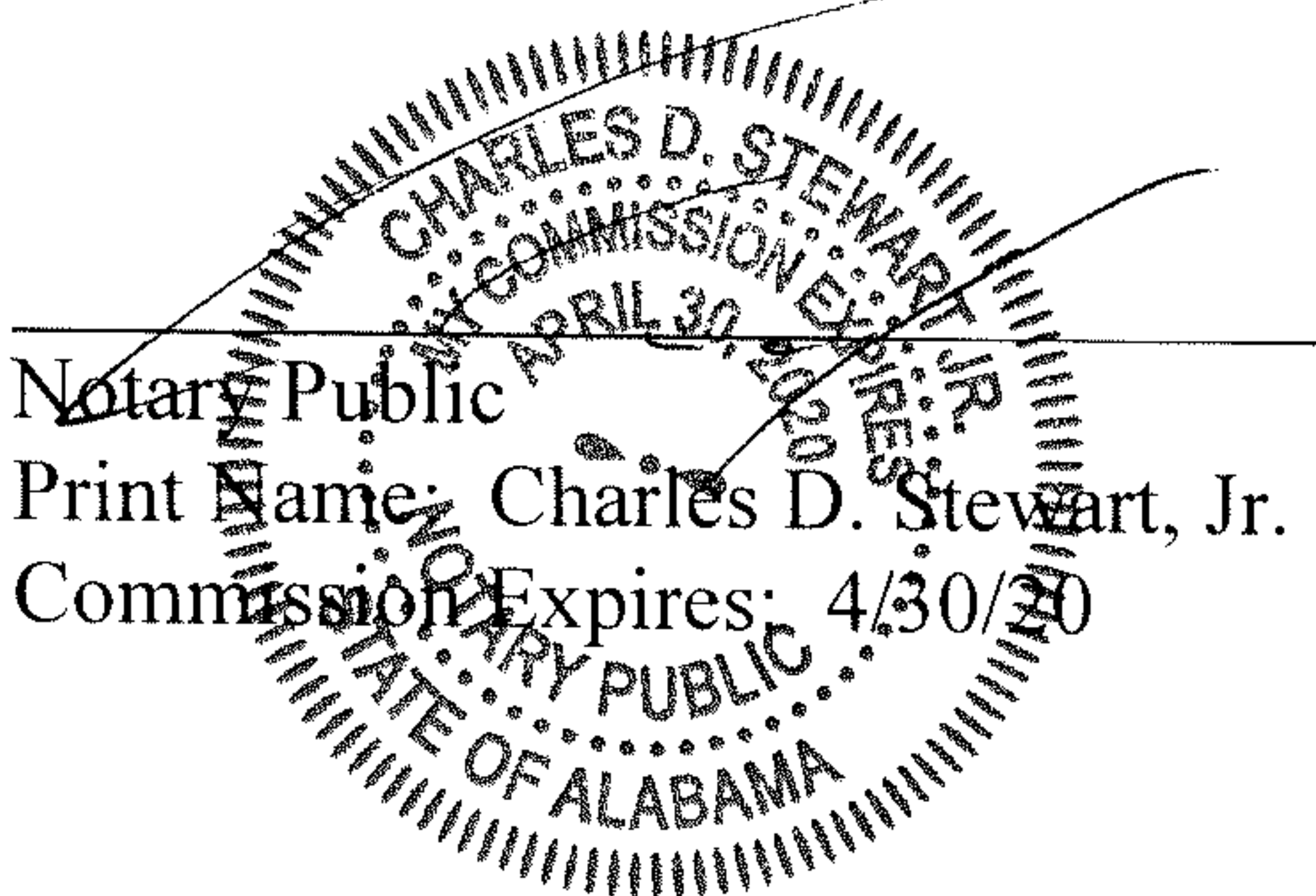


BY: ANN MARIE JAMES
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN MARIE JAMES, whose name as MANAGING MEMBER of CROWN PROPERTIES OF ALABAMA, LLC 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 as such Managing Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 26th day of January, 2018.



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
01/29/2018 01:28:55 PM
\$169.00 CHERRY
20180129000029860

