

Send tax notice to:
Randy G. Croy & Jill M. Croy
338 Strathaven Circle
Pelham, AL 35124
PEL1800436

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars (\$289,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Ronnie J. Traywick and Connie R. Traywick, Husband and Wife**, whose mailing address is: 736 County Road 490, Cullman, AL 35055 (hereinafter referred to as "Grantors"), by **Randy G. Croy and Jill M. Croy** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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 1708, Strathaven, Phase VI, in Ballantrae, as recorded in Map Book 44, Page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.


\$284,648.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantors Ronnie J. Traywick and Connie R. Traywick have hereunto set their signatures and seals on July 19, 2018.


Ronnie J. Traywick

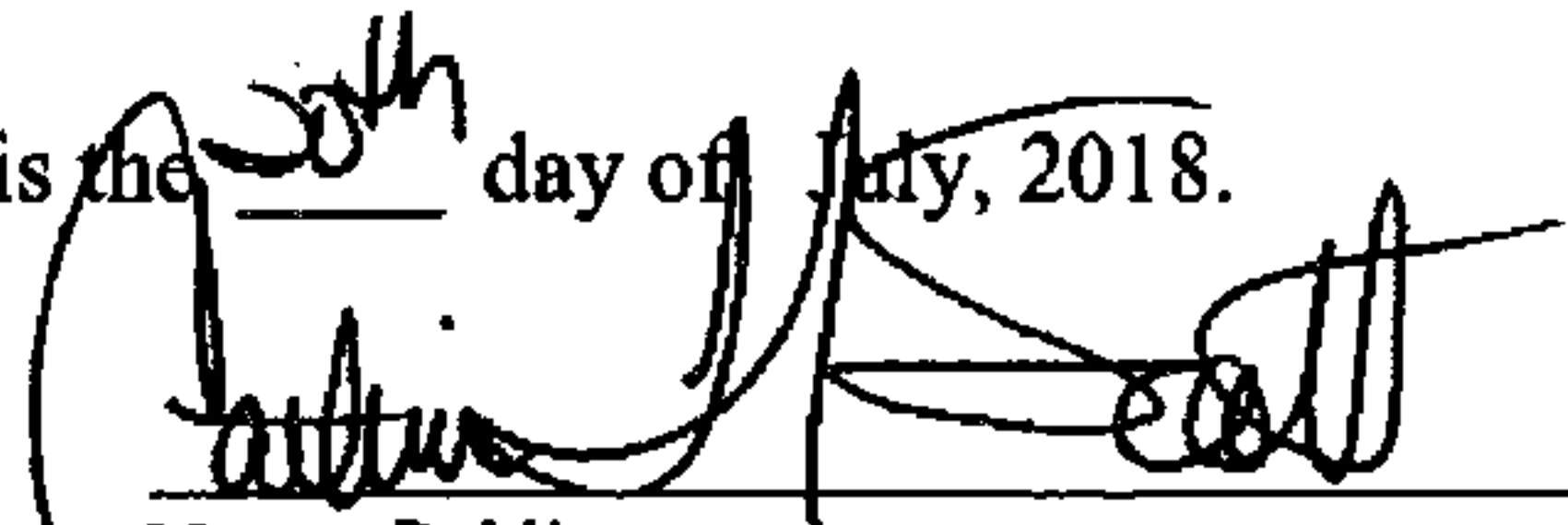

Connie R. Traywick

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie J. Traywick, a married man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of July, 2018.

(NOTARIAL SEAL)

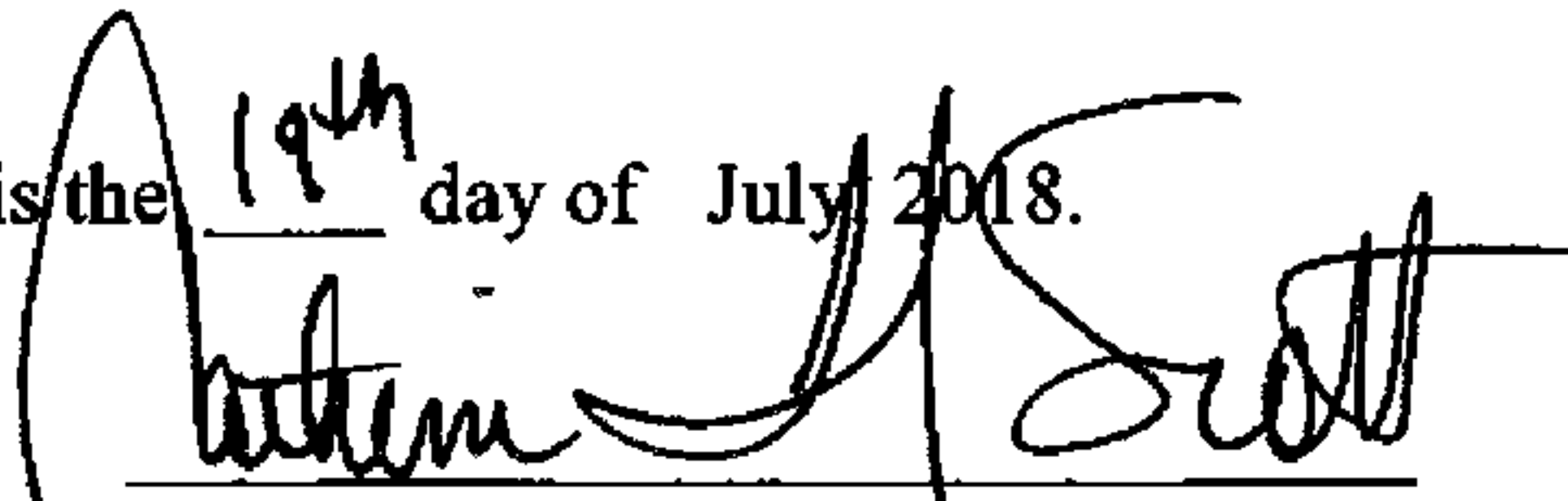

Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7/25/2018

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Connie R. Traywick, a married woman 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 19th day of July, 2018.

(NOTARIAL SEAL)


Notary Public
Print Name: Catherine H. Scott
Commission Expires: 7/25/2018

