

Send tax notice to:
DAVID ALAN CRAWFORD
504 HWY 416
WILSONVILLE, AL, 35186

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

STATE OF ALABAMA

2018686

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Three Thousand and 00/100 Dollars (\$193,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **WILLIAM BRETT HALL and SHIRLEY I. HALL, husband and wife**, whose mailing address is: 5855 Highway 51, Wilsonville, AL 35186 and **ELIZABETH ANN WILKINS, a married woman**, whose mailing address is: 5855 Highway 51, Wilsonville, AL 35186 (hereinafter referred to as "Grantors") by **DAVID ALAN CRAWFORD and KELSIE CARTER CRAWFORD** whose property address is: **504 HWY 416, WILSONVILLE, AL, 35186** 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 No. 4 of Walters Cove, Third Sector, as recorded in Map Book 5 Page 71, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT a strip of a uniform width of 10 feet along the easterly side of Lot 4.

This property is not the homestead of Elizabeth Ann Wilkins, nor that of her spouse.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
3. 60-foot building set back line as shown by record plat.
4. Covenants and restrictions as shown by Map Book 5 page 71.
5. Easements as shown by record plat.
6. Subject to flood rights of Alabama Power Company if any.
7. Less and except any part of subject property which lies within a roadway, right of way or easement or ditch.
8. Riparian rights and rights of others in and to the use of lake which borders subject property.
9. Restrictions in Volume 248, page 750 and Misc. Book 40, page a683 and Misc. Book 12, page 888.
10. Right of way to Alabama Power Company in Volume 52, page 98 and Volume 238, page 512.
11. Right of way to Alabama Power Company in Real 182, page 661.

12. Any adverse claim based on the assumption that said land or any part thereof is now or any time has been below the ordinary high water mark of Lay Lake or some portion of the land has been created by artificial means or has accreted to subject artificially created portion or some portion of the land has attached to the land by an avulsive movement of Lake.

\$173,700.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its 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.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 20th day of December, 2018.


WILLIAM BRETT HALL

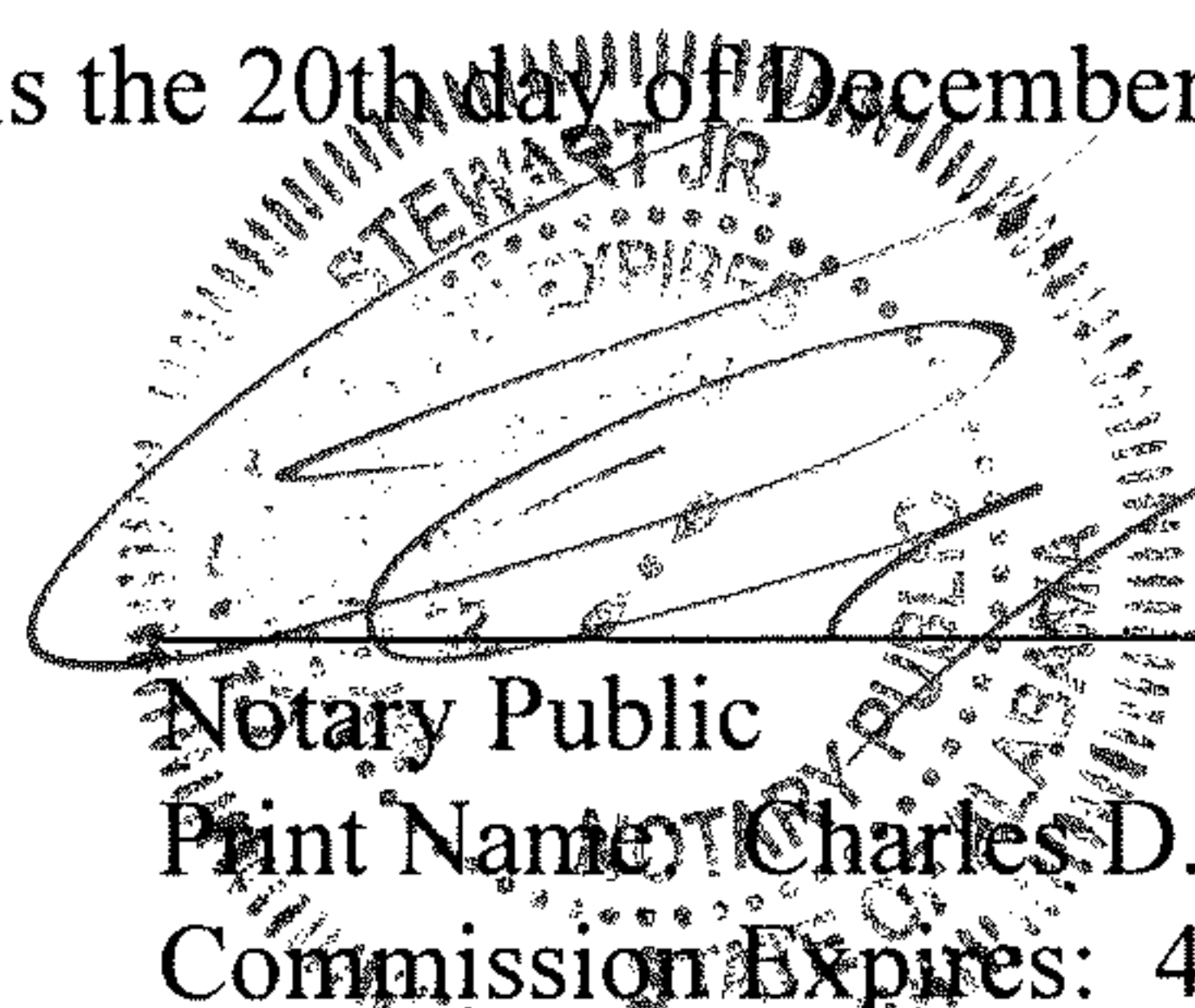

SHIRLEY I. HALL

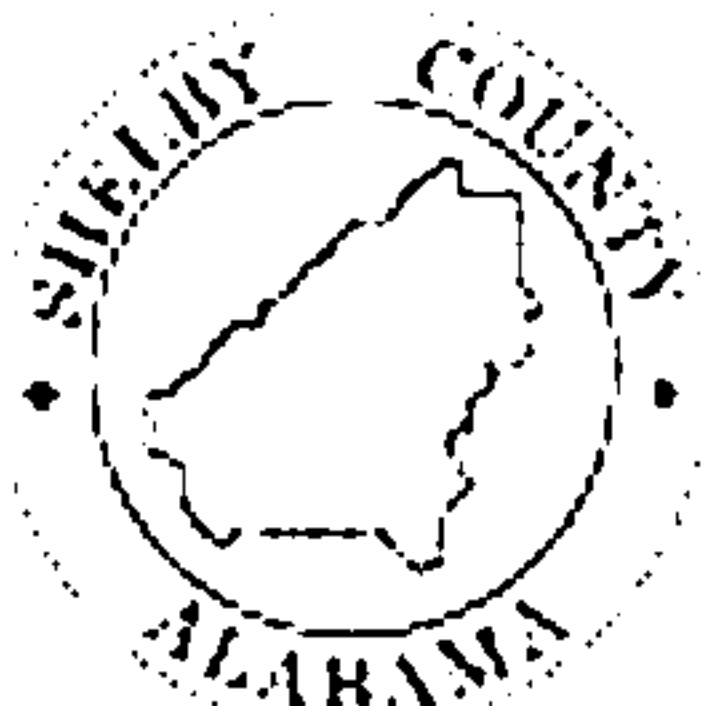

ELIZABETH ANN WILKINS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM BRETT HALL and SHIRLEY I. HALL and ELIZABETH ANN WILKINS 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 the said instrument, they executed the same voluntarily on the day the same bears date.

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


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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2018 12:11:26 PM
\$37.50 CHERRY
20181221000446510

