

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Clifton H. Seeds and Beverly A. Seeds  
464 Tocoa Road  
Helena, AL 35080

20190102000000510  
01/02/2019 11:01:04 AM  
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY ) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$147,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Crown Homes & Properties, LLC (the "Grantor", whether one or more), whose mailing address is 1970 Chandalar Office Park, Suite 12, Pelham, AL 35124, do hereby grant, bargain, sell, and convey unto Clifton H. Seeds and Beverly A. Seeds (the "Grantees"), whose mailing address is 464 Tocoa Road, Helena, AL 35080, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 464 Tocoa Road, Helena, AL 35080; to-wit:

Lot 14, according to the Survey of Tocoa Park, Phase 2, as recorded in Map Book 25, Page 79, in the Probate Office of Shelby County, Alabama.

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
  - (2) restrictions, reservations, conditions, and easements of record, if any; and
  - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$150,160.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Crown Homes & Properties, LLC, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of December, 2018.

Crown Homes & Properties, LLC

BY: 

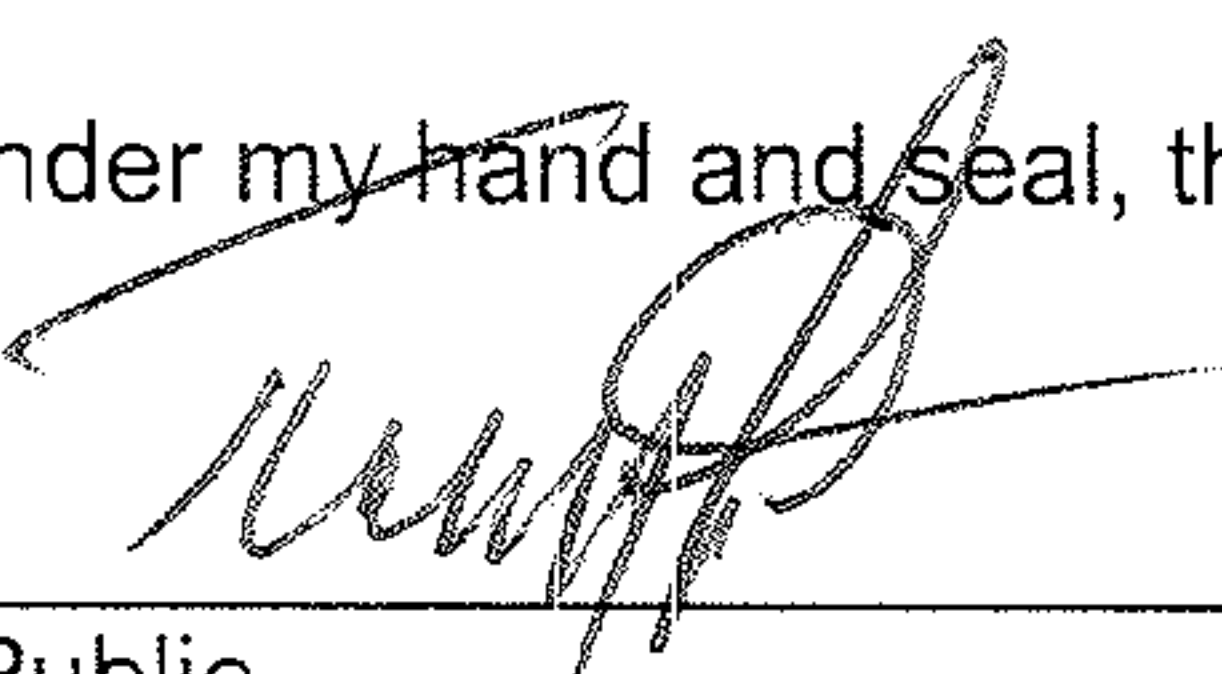
Dawn Caballero  
Manager

State of Alabama

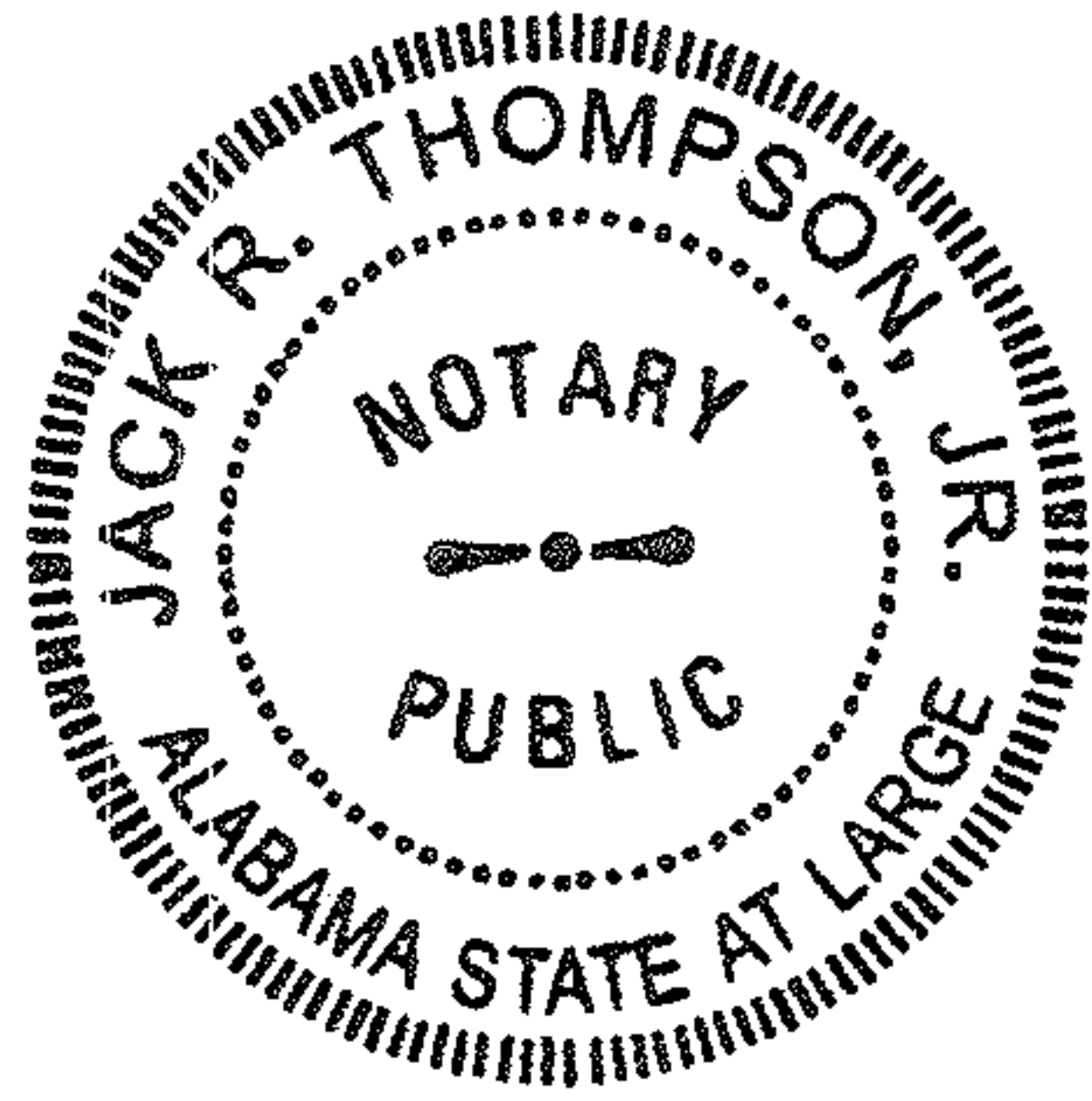
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Dawn Caballero, whose name as Manager of Crown Homes & Properties, LLC, an Alabama Limited Liability Company 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 said instrument, he/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 seal, this the 28th of December, 2018.

  
\_\_\_\_\_  
Notary Public

Commission Expires: 10/31/2020



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/02/2019 11:01:04 AM  
\$19.00 CHERRY  
20190102000000510

