

Send tax notice to:
LELA KATE CROTWELL
3109 BROOKHILL DRIVE
BIRMINGHAM, 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

2019388

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **HELEN V. LANEY LIVING TRUST DATED JUNE 8, 2010**, whose mailing address is: 4931 Windwood Cir, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **LELA KATE CROTWELL and NOAH J. CROTWELL** whose property address is: **3109 BROOKHILL DRIVE, BIRMINGHAM, 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 29, according to the Survey of Amended Map Phase I Meadow Brook Sixteenth Sector, as recorded in Map Book 9, Page 151 A&B, in the Probate Office of Shelby County, Alabama.

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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. 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.
4. Restrictions appearing of record in Real Volume 62, Page 562 and Real Volume 66, Page 318.
5. Right-of-way granted to Alabama Power Company recorded in Real Volume 73, Page 767 and Real Volume 75, Page 613.

\$312,000.00 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 Grantor, has hereunto set her hand and seal this the 21st day of June, 2019.

HELEN V. LANEY LIVING TRUST

Helen V. Laney

BY: HELEN V LANEY, TRUSTEE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HELEN V LANEY, whose name as TRUSTEE OF THE HELEN V LANEY LIVING TRUST, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, she executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this the 21st day of June, 2019.



Mary Martin

Notary Public

Print Name:

Commission Expires: 9/14/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2019 02:15:55 PM
\$96.00 CHARITY
20190625000225400

Alicia S. Bayl