

20190909000331290  
09/09/2019 01:29:26 PM  
DEEDS 1/2

SEND TAX NOTICE TO:  
Fred Lee Cross & Shirley J. Cross  
151 Ashton Woods Drive  
Chelsea, AL 35043

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

STATE OF ALABAMA  
SHELBY COUNTY

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Two Hundred Fifty Two Thousand Three Hundred and 00/100 Dollars (\$252,300.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Gregory Appling and Jamie Appling**, a married couple, whose address is 1408 Linda Vista Lane, Vestavia, AL 35226, (hereinafter referred to as "Grantor", whether one or more), by **Fred Lee Cross and Shirley J. Cross**, whose address is 631 Dana Rd, Warrior, AL 35180 (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama, to-wit:**

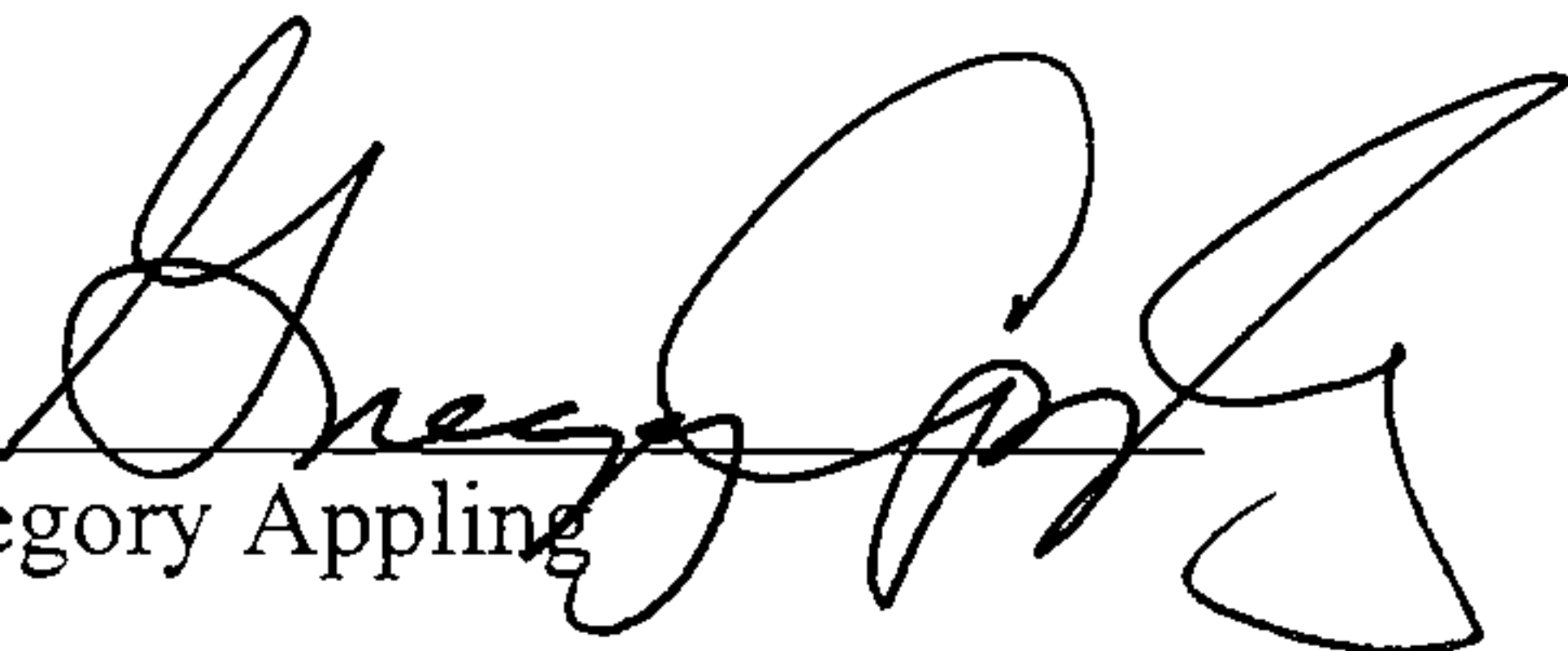
Lot 9 & Lot 10, according to the survey of Ashton Woods, 1st Phase, as recorded in Map Book 23, Page 160, in the Probate Office of Shelby County, Alabama.

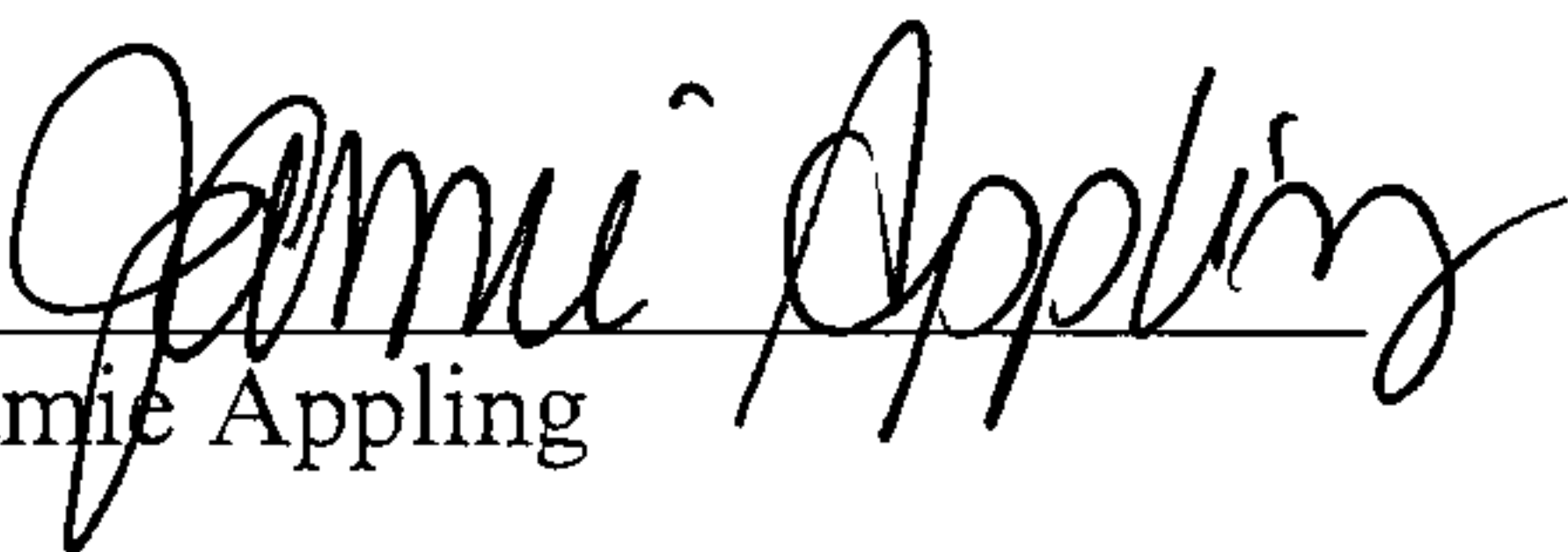
**SUBJECT TO:** ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

\$110,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

**TO HAVE AND TO HOLD**, to Grantee, as joint tenants, with right of survivorship, and their heirs, executors, administrators and assigns forever. The Grantor do for themselves, their heirs and assigns, covenant with Grantee, and their heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, and their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set their signature and seal on this 6<sup>th</sup> day of September, 2019.


  
\_\_\_\_\_  
Gregory Appling

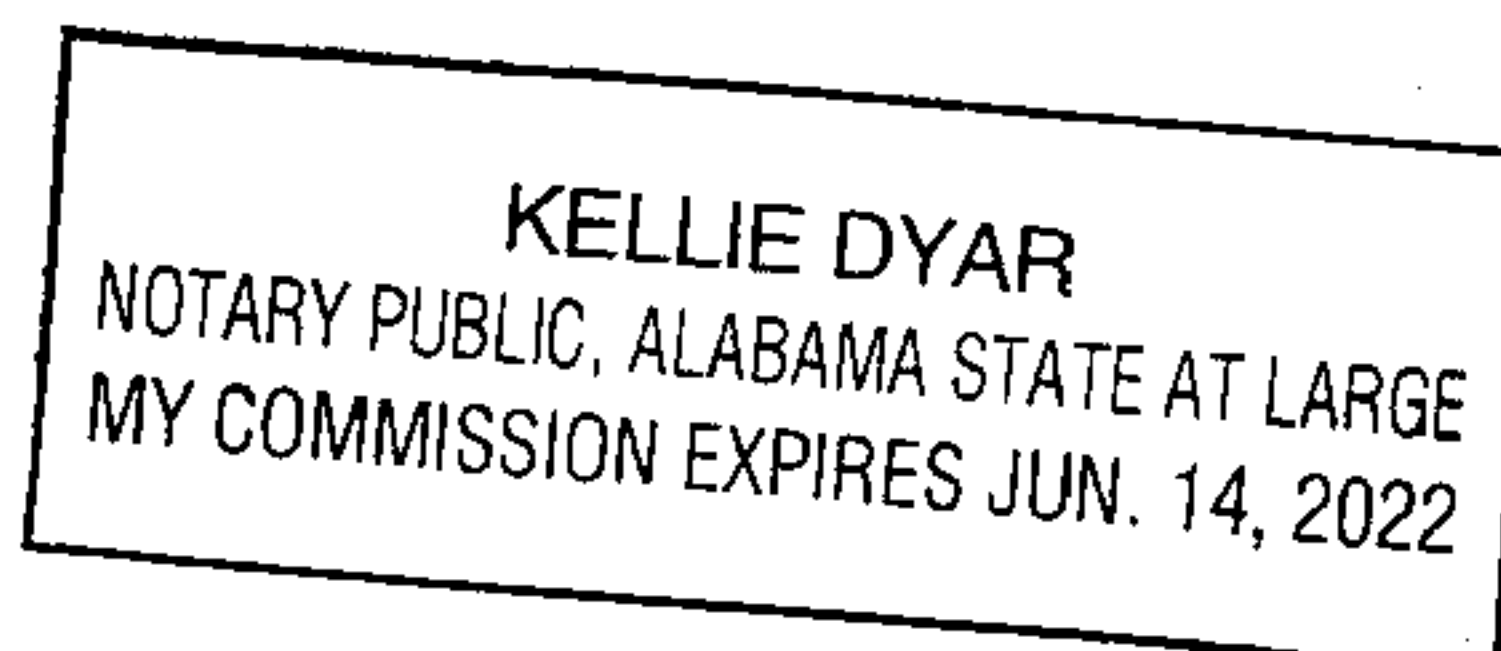
  
\_\_\_\_\_  
Jamie Appling

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregory Appling and Jamie Appling, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 6<sup>th</sup> day of September, 2019.

  
\_\_\_\_\_  
Notary Public  
Print Name: Kellie Dyar  
Commission Expires: 06/14/2022



CHL1900072



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/09/2019 01:29:26 PM  
\$167.50 CHARITY  
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