

Send tax notice to:
Christopher and Crimson Allen
1201 Sequoia Trl
Alabaster, AL 35007
BHM1901250

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

State of Alabama
County of Shelby

20191008000370670
10/08/2019 02:10:56 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars (\$222,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **Stephen R. Janchus and Barbara R. Janchus, a married couple, whose mailing address is: 2844 Aster Lake Rd, Helena, AL 35022** (hereinafter referred to as "Grantors"), by **Christopher M. Allen and Crimson Allen** (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 54, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$200,250.00 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 they are 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 Stephen R. Janchus and Barbara R. Janchus have hereunto set their signatures and seals on October 7, 2019.

Stephen R. Janchus
Stephen R. Janchus

Barbara R. Janchus
Barbara R. Janchus

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen R. Janchus and Barbara R. Janchus, 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 this the 7th day of October 2019.

(NOTARIAL SEAL)

Jennifer Anne Warner
Notary Public
Print Name: Jennifer Anne Warner
Commission Expires: 10/25/22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2019 02:10:56 PM
\$47.50 CHERRY
20191008000370670

Allie S. Boyd