

Send tax notice to:  
SYDNEY J MOORE  
650 TREYMOOR LAKE CIRCLE  
ALABASTER, AL, 35007

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

STATE OF ALABAMA  
Shelby COUNTY

2019801T

**WARRANTY DEED**

20191223000474680  
12/23/2019 11:36:04 AM  
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Two Thousand and 00/100 Dollars (\$152,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CRYSTAL S CRAMER, A MARRIED WOMAN** whose mailing address is: 90 Cherry Tree Lane, Copwell AL 35054 (hereinafter referred to as "Grantors") by **SYDNEY J MOORE** whose property address is: **650 TREYMOOR LAKE CIRCLE, ALABASTER, AL, 35007** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 526, according to the survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, page 148, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Weatherly, Aberdeen, Sector 18, as recorded in Map Book 21, page 148, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records, including those recorded in Instrument #1996-22996. Lake Covenants recorded in Instrument #1996-38574, in the Probate Office of Shelby County, Alabama.
4. Covenant and Agreement for Water Services and tag fees recorded in Instrument #1995-6003, in the Probate Office of Shelby County, Alabama.
5. Non-exclusive easement for ingress, egress and utilities recorded in Instrument #1995-6002 and perpetual easement recorded in Instrument #40410 and Instrument #1996-37547 in the Probate Office of Shelby County, Alabama.
6. Covenants, Conditions and Restrictions recorded in Instrument #19961121000385721; Instrument #19961204000397531; Instrument #1996-39753; Instrument #1996-38572 and Instrument #1996-38574.

**\$144,485.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

This property is not the homestead of the grantor nor that of her spouse.

Crystal S. Cramer and Crystal Smith are one and the same person.

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.

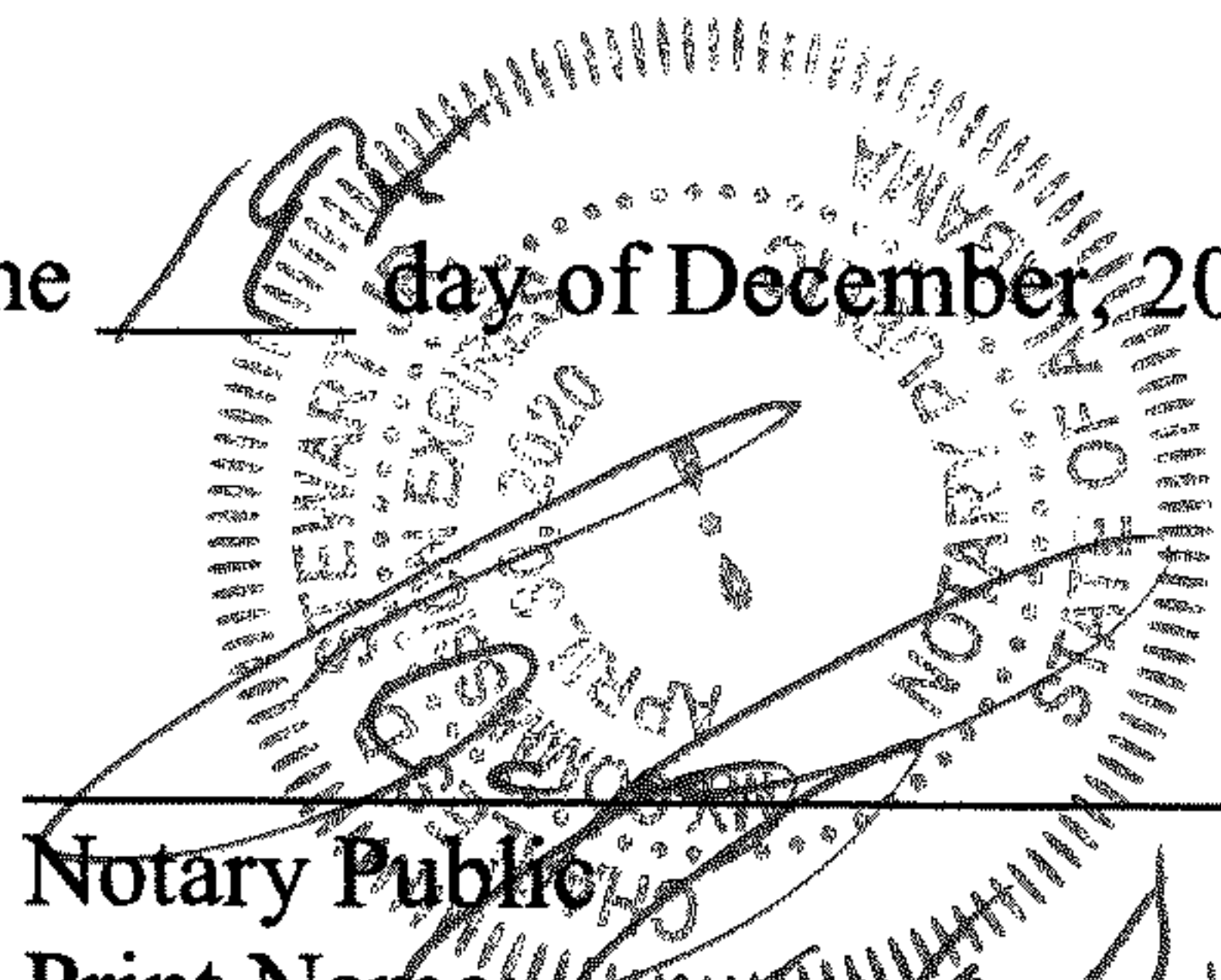
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19<sup>th</sup> day of December, 2019.

  
CRYSTAL S CRAMER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CRYSTAL S CRAMER 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 19 day of December, 2019.

  
Notary Public  
Print Name Alvin S. Bezel  
Commission Expires:  
12-30-20



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/23/2019 11:36:04 AM  
\$33.00 CHERRY  
20191223000474680

Alvin S. Bezel