

20200102000001950
01/02/2020 12:03:34 PM
DEEDS 1/2

Send tax notice to:
CHRISTOPHER GEORGE CROWE
68 HAWTHORN ST
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

2019802T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty-Nine Thousand and 00/100 Dollars (\$389,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN G LUGAR and ANNE K LUGAR, husband and wife,** whose mailing address is: 1160 Hwy 32 Columbiana AL 35051 (hereinafter referred to as "Grantors") by **CHRISTOPHER GEORGE CROWE and ANGELA RENEE HARRIS CROWE** whose property address is: **68 HAWTHORN ST, 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 7-17, Block 7, according to the Survey of Mt. Laurel - Phase 1A, as recorded in Map Book 27, page 72A and 72B, 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 Mt. Laurel-Phase IA as recorded in Plat Book 27, Pages 72 A & B, 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.
4. Easement recorded in Instrument #20091001000373660 and Instrument #20101221000428650.
5. Agreement recorded in Instrument #20121107000427740 and Instrument #2000-41414.
6. Covenants, conditions and restrictions recorded in Instrument #2000-35579; Instrument #2000-35580; Instrument #20030327000184510; Instrument #20131021000415550; Instrument #20151002000346630; Instrument #2000101900036270; Instrument #2000-38859; Instrument #2000-38860; Instrument #20030213000091860; Instrument #2001-03681; Instrument #20030327000184540; Instrument #20030327000184530; Instrument #20030527000327720; Instrument #20040623000340720; Instrument

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#20041015000569110; Instrument #20140113000012710 and Instrument
#20050714000352130.


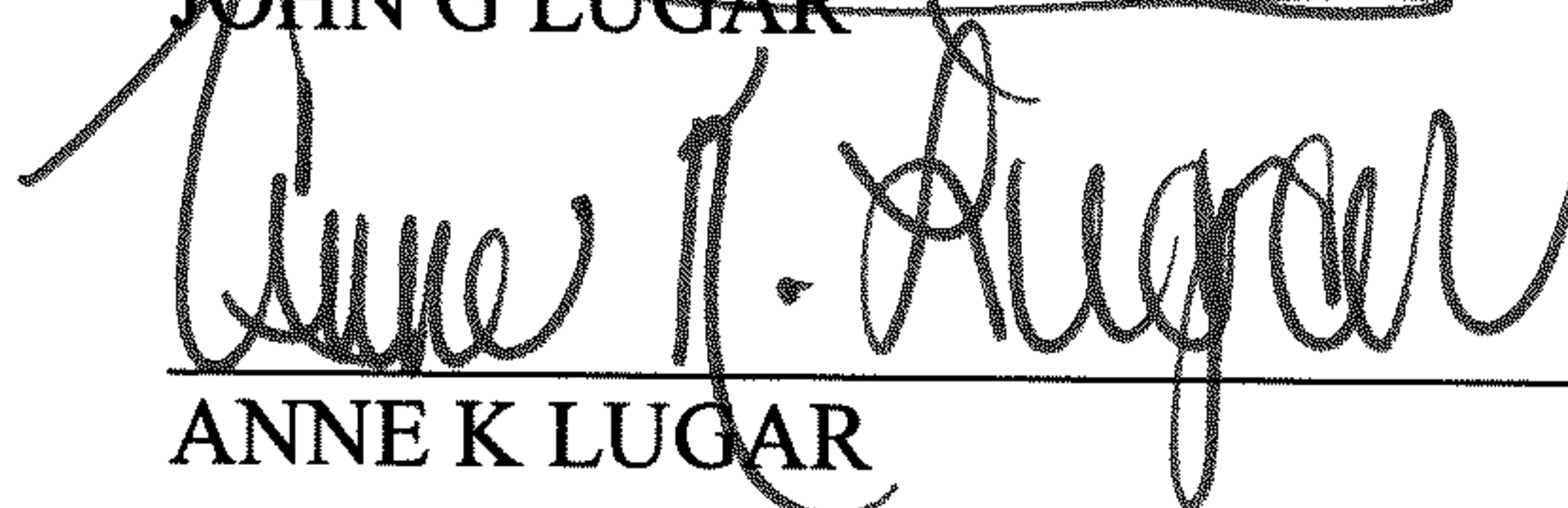
7. Articles of Incorporation of Mt. Laurel Homeowners Association, Inc., as recorded in Instrument #2000-35578 and Instrument #20071119000528110.
8. Any loss or claim arising from the error in legal description in that certain Warranty Deed that erroneously omitted "Block 7" from the description, as shown in deed recorded in Instrument #20070402000148430 in the Probate Office of Shelby County, Alabama.

\$359,000.00 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.

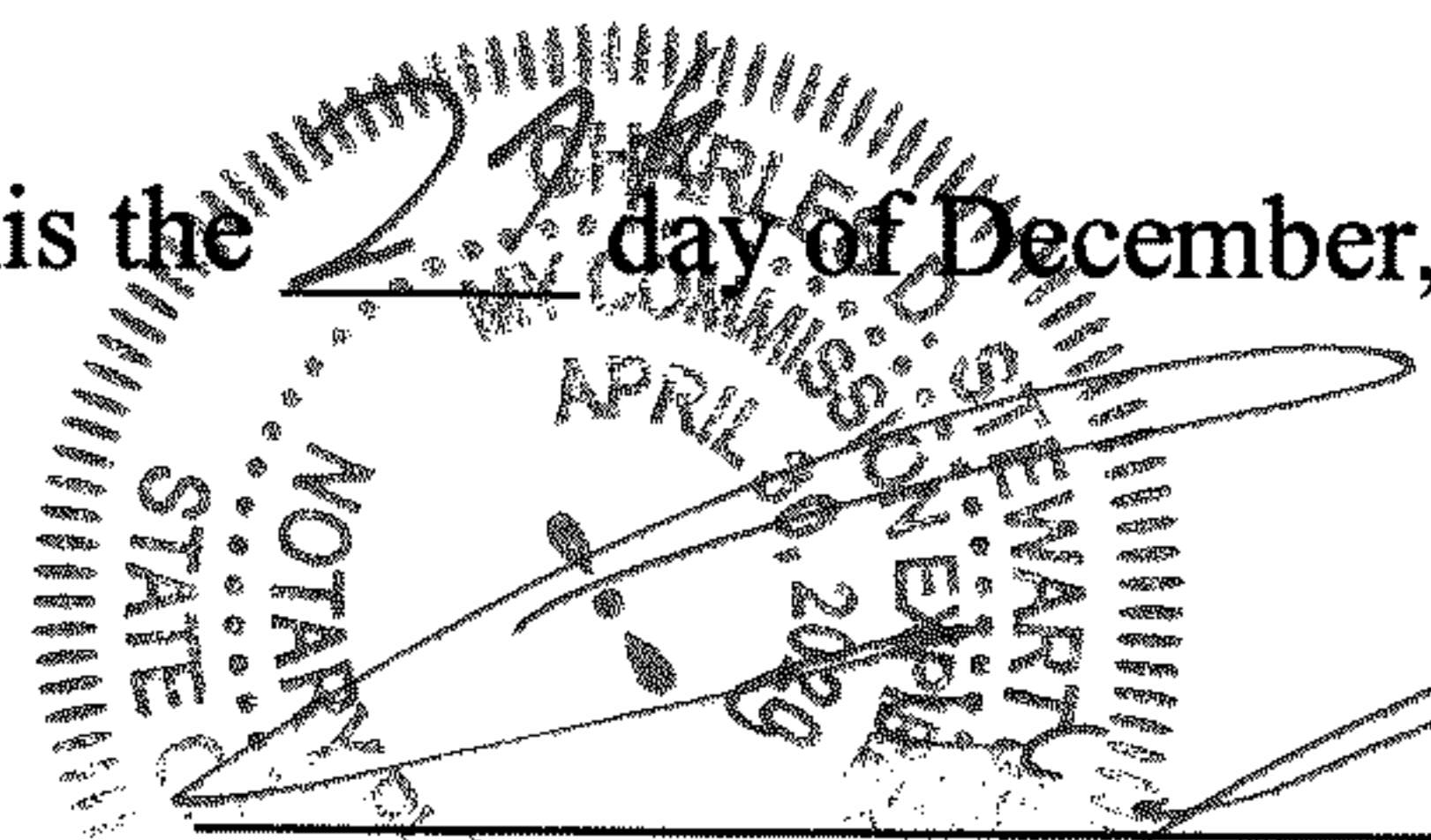
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 29th day of December, 2019.


JOHN G LUGAR

ANNE K LUGAR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN G LUGAR and ANNE K LUGAR 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 29th day of December, 2019.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4.30.20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 12:03:34 PM
\$55.00 CHARITY
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Allen S. Bayl