

Send tax notice to:
DAVON VALLERY
218 ARBOR CT
STERRETT, AL, 35147

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

2020001

20200115000020250
01/15/2020 09:57:05 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CHRISTOPHER G CROWE and ANGELA CROWE, husband and wife**, whose mailing address is: 218 Arbor Court, Sterrett, AL 35147 (hereinafter referred to as "Grantors") by **DAVON VALLERY and COURTNEY RENEE VALLERY** whose property address is: **218 ARBOR CT, STERRETT, AL, 35147** 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 1010, according to the Survey of The Arbores of Forest Parks, as recorded in Map Book 25, Page 146, in the Probate Office 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. Subject to existing easements, restrictions and covenants, set back and rights of way, if any, of record.
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. Subject to any line right of ways including electric line, telephone line, cable lines, water and sewer line right of ways in use and existing in, on, or under the ground and all rights in relation thereto. Under and subject to the ultimate width of rights-of-way of any and all public highways, roads, or streets, and all public utility rights-of-way whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises conveyed or affecting same as a matter of record, which may be over and across said deed.
5. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
6. Covenants, conditions, and restrictions recorded in Instrument No. 1999-32467.
7. ROW to Alabama Power Company recorded in Volume 236, Page 825; Volume 139, Page 127; Volume 133, Page 210; Volume 126, Page 191; Volume 126, Page 192; Volume 126, Page 323; and Volume 124, Page 519.
8. Encroachment of concrete drive and headwall, into easement and over lot line, as shown on the survey prepared by Carl Daniel Moore dated May 5, 2002, 81234.
9. All Easements, Rights of Way, Restrictions, Covenants, Conditions, Notes and Building Setback lines, as shown on Survey of The Arbores of Forest Parks, as recorded in Map Book 25, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama.

\$255,290.00 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 13th day of January, 2020.

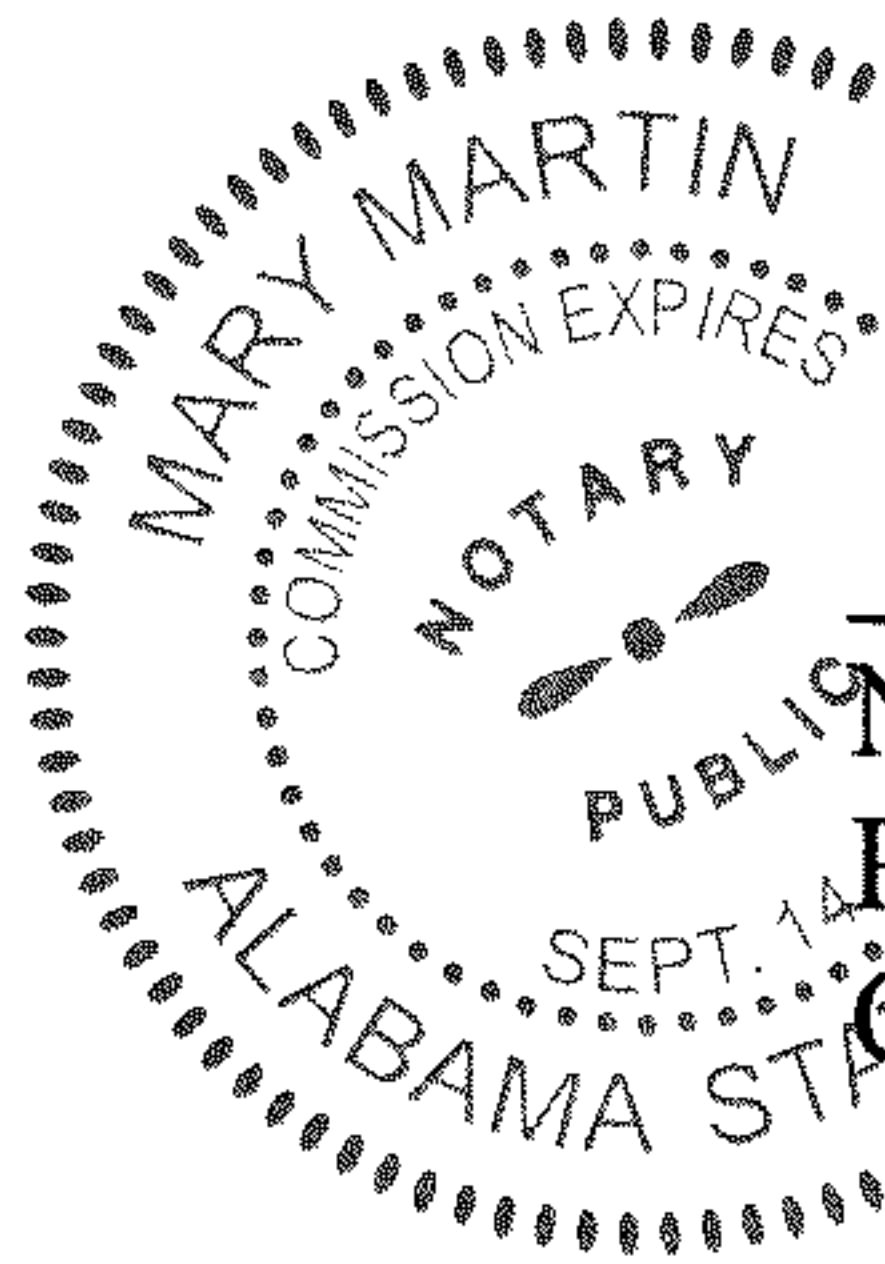
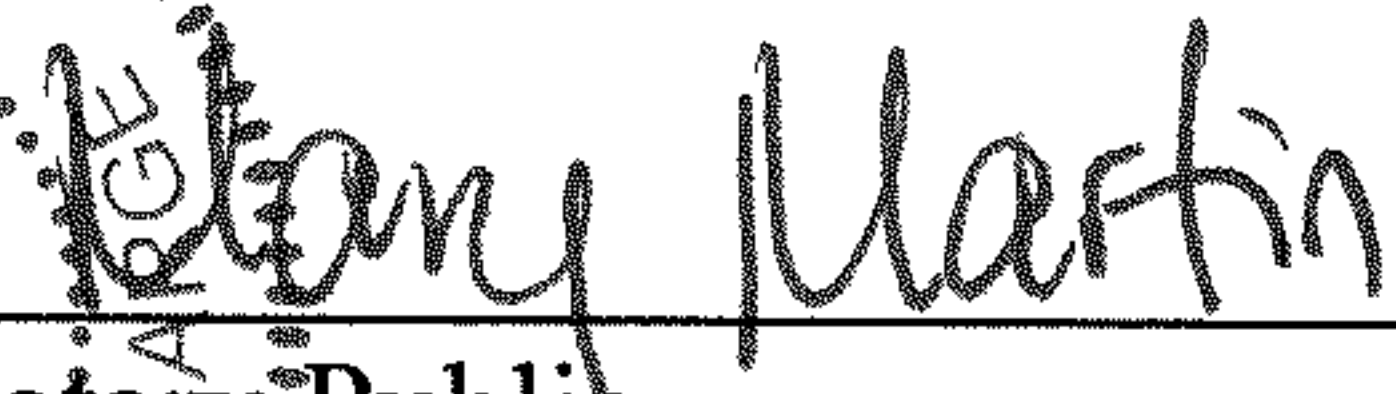


ANGELA CROWE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANGELA CROWE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of January, 2020.

Notary Public
Print Name:
Commission Expires:

13th IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the day of January, 2020.

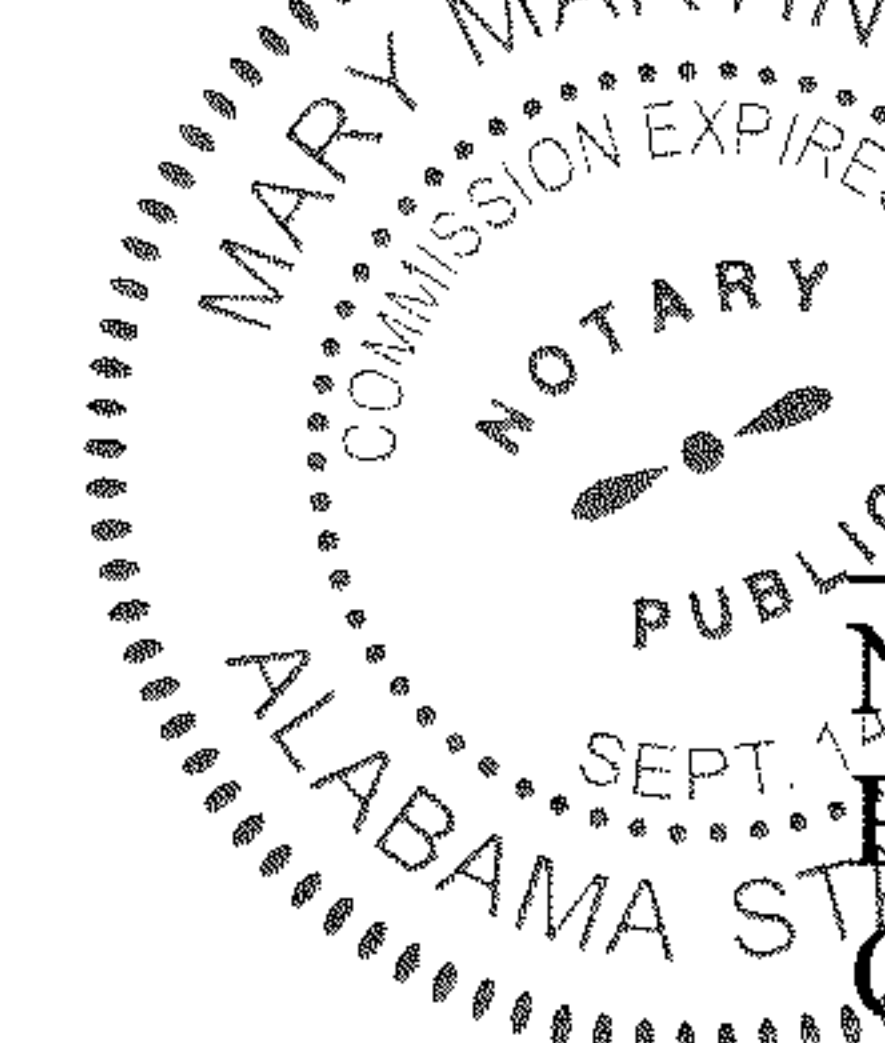
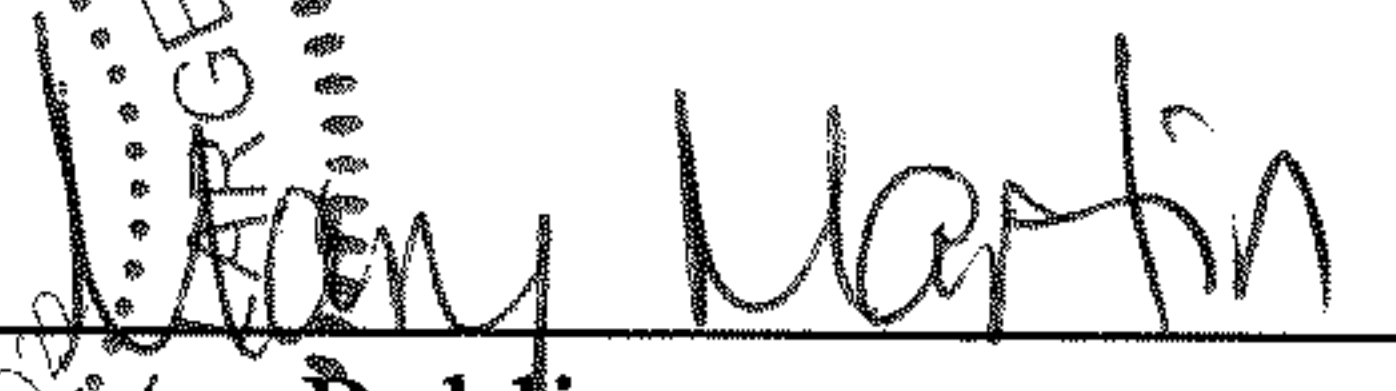


CHRISTOPHER G CROWE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTOPHER G CROWE whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of January, 2020.

Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2020 09:57:05 AM
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