

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2020-01-5969
Documentary Evidence: Sales Contract

Send Tax Notice To:
Michelle Crawford
330 17th Street
Calera, AL 35040

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty-Six Thousand and 00/100 Dollars (\$166,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **William Alan Moore and spouse, Sheryl Ann Moore**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Michelle Crawford**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lots 5 and 6, Block 89, Dunstan's Map of Calera, in the Office of the Judge of Probate of Shelby County, Alabama and the Office of the City Clerk of Calera, Alabama.

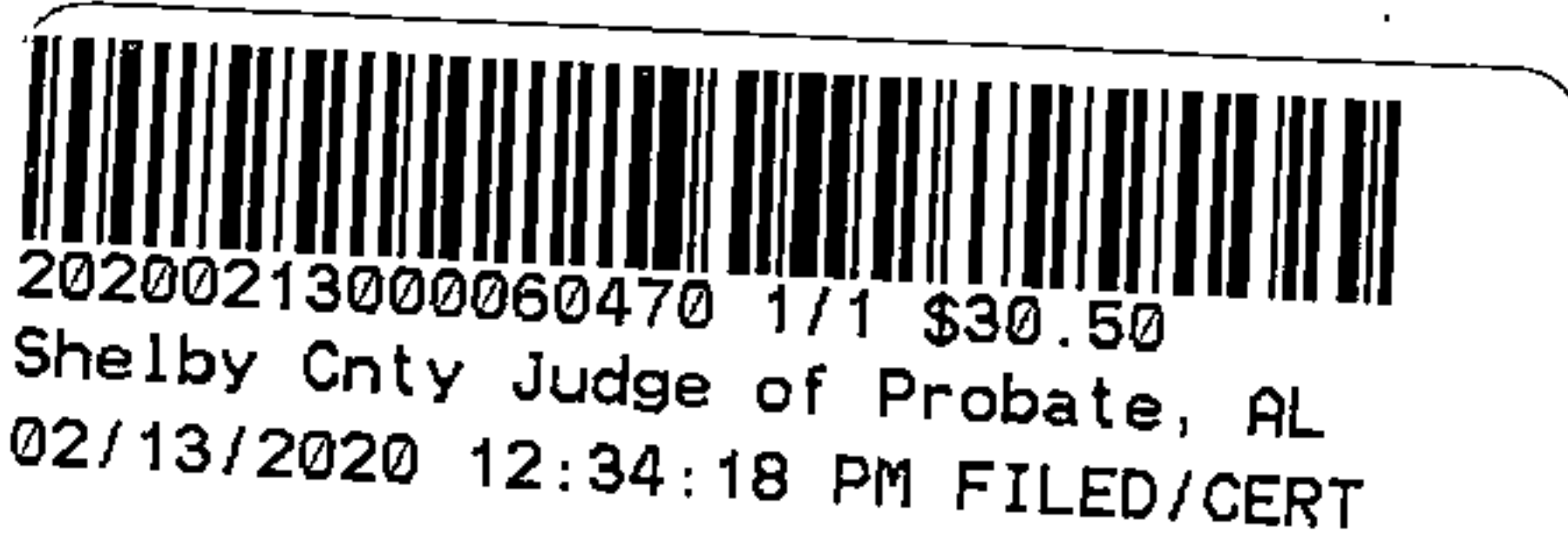
\$157,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, right of ways, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, his/her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 10th day of February, 2020.



William Alan Moore (Seal)
William Alan Moore

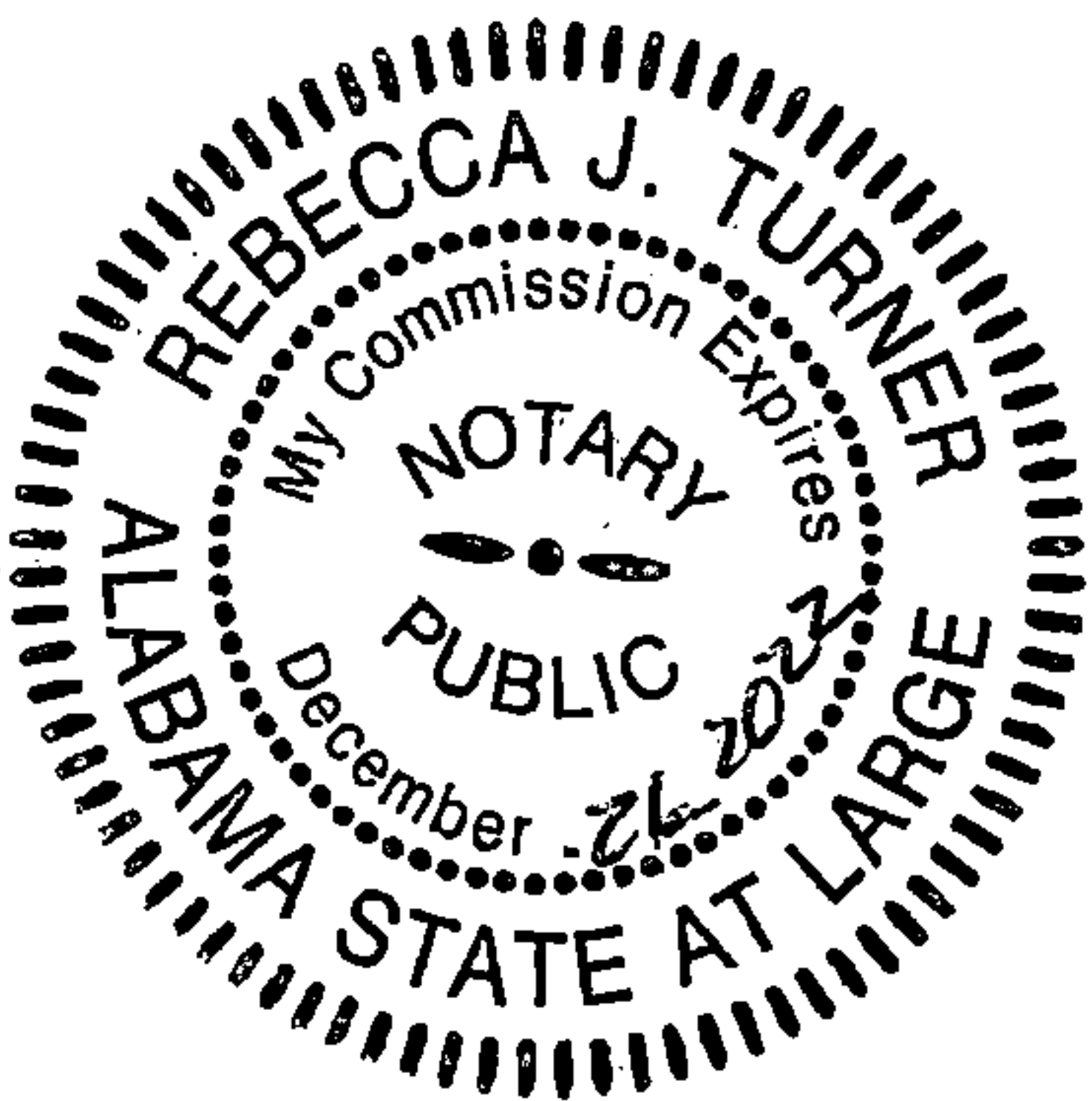
Sheryl Ann Moore (Seal)
Sheryl Ann Moore

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Alan Moore and spouse, Sheryl Ann Moore**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 10th day of February, 2020.

Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022



Grantors' Mailing Address:
330 17th Street
Calera, AL 35040

Shelby County, AL 02/13/2020
State of Alabama
Deed Tax:\$8.50