

20200319000108420

03/19/2020 08:39:18 AM

DEEDS 1/2

Send tax notice to:
Nathan and Hope Crocker
5861 South Shades Crest Rd
Helena, AL 35022
BHM2000170

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Thousand and 00/100 Dollars (\$500,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Brian R. Fredrickson and Melodie Fredrickson, a married couple**, whose mailing address is: PO Box 372 Bunnison, Ut 84634 (hereinafter referred to as "Grantors"), by **Nathan Crocker and Hope Crocker** (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 1, according to the map of Webster Survey, as recorded in Map Book 39, Page 137, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$380,000.00 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.

20200319000108420 03/19/2020 08:39:18 AM DEEDS 2/2

IN WITNESS WHEREOF, Grantor(s), Brian R. Fredrickson and Melodie Fredrickson have hereunto set their signature(s) and seal(s) on March 13, 2020.

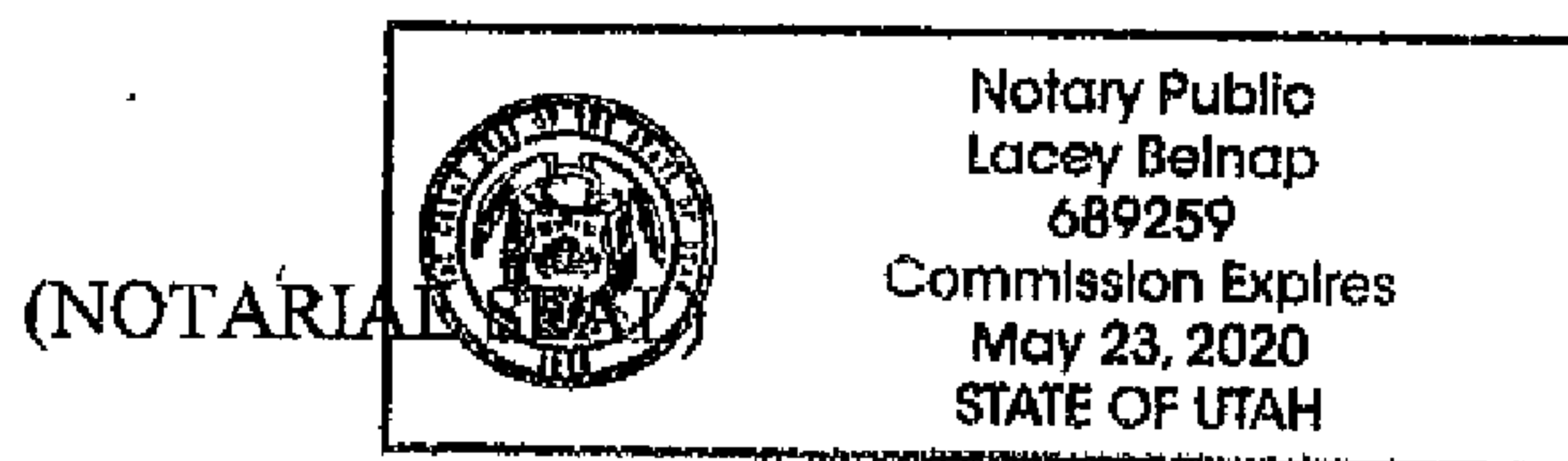
→ Brian R. Fredrickson
Brian R. Fredrickson

→ Melodie Fredrickson
Melodie Fredrickson

STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian R. Fredrickson and Melodie Fredrickson, 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 10 day of March, 2020.



Lacey Belnap
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2020 08:39:18 AM
\$145.00 CHERRY
20200319000108420

Allen S. Bayl