

20200421000154480
04/21/2020 09:29:52 AM
DEEDS 1/3

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Amy M Crutcher
Gregory P Crutcher
916 Trinity Ct
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty Five Thousand and 00/100 Dollars, and the purpose of clearing title, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Denise Johnson McManus, and husband, James Gregory McManus
and
Amy McManus Crutcher, unmarried

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Amy M Crutcher and Gregory P Crutcher

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 628, according to the Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, Page 21, in the Probate Office of Shelby County, Alabama.

Amy McManus Crutcher is one and the same person as Amy M. Crutcher

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 13th day of April, 2020.

Denise Johnson McManus
Denise Johnson McManus

James Gregory McManus
James Gregory McManus

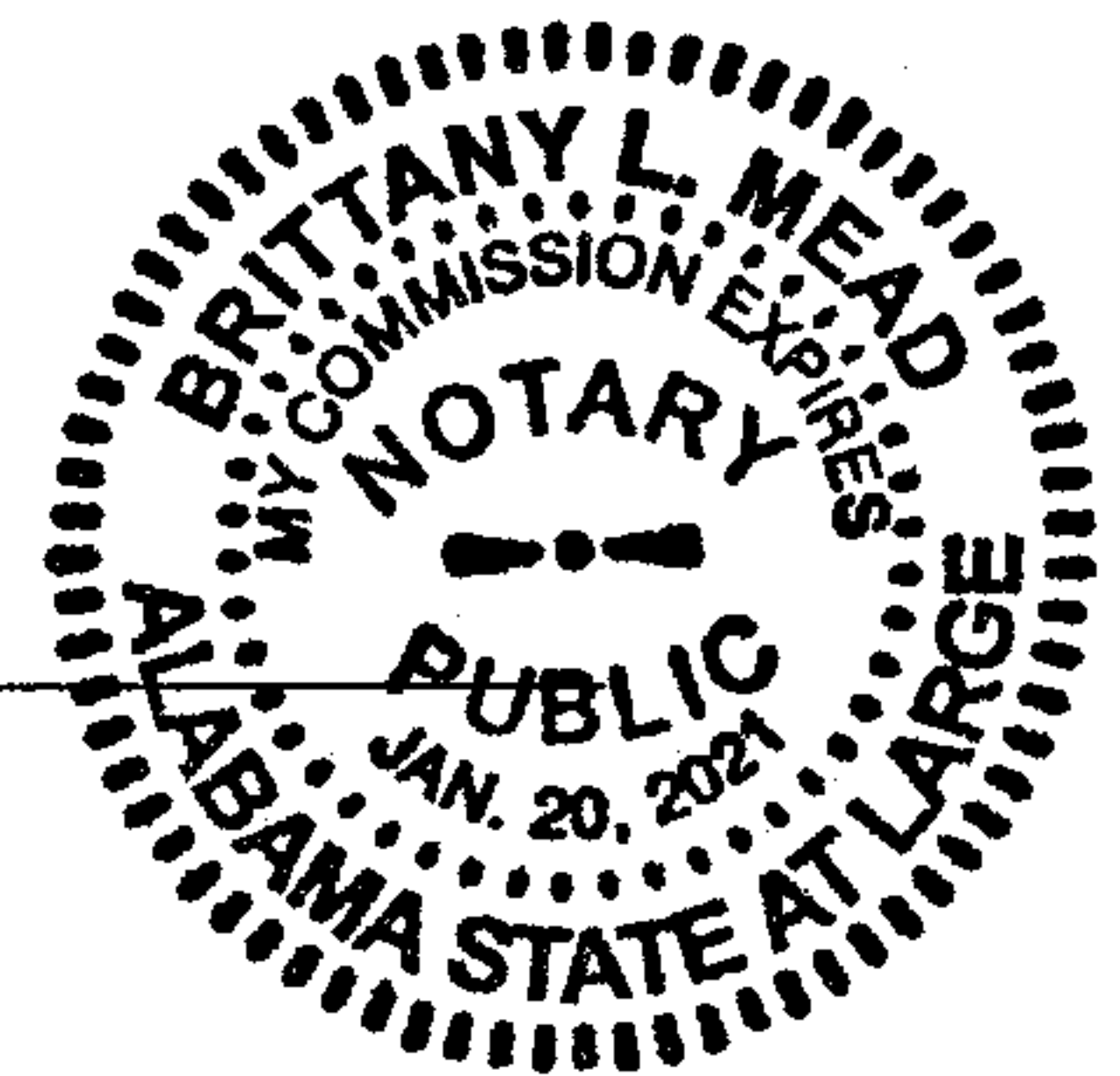
STATE OF Alabama)
COUNTY OF Baldwin)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Denise Johnson McManus** and husband, **James Gregory McManus** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13th day of April, 2020.

My Commission Expires: 01-20-2021

Brittany L. Mead
Notary Public



Amy McManus Crutcher

STATE OF _____)
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Amy McManus Crutcher, unmarried** 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 this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this _____ day of _____, 2020.

My Commission Expires:

Notary Public

Grantor's Address & Property Address:
916 Trinity Ct
Birmingham, AL 35242

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15th day of April, 2020.

Amy McManus Crutcher
Amy McManus Crutcher

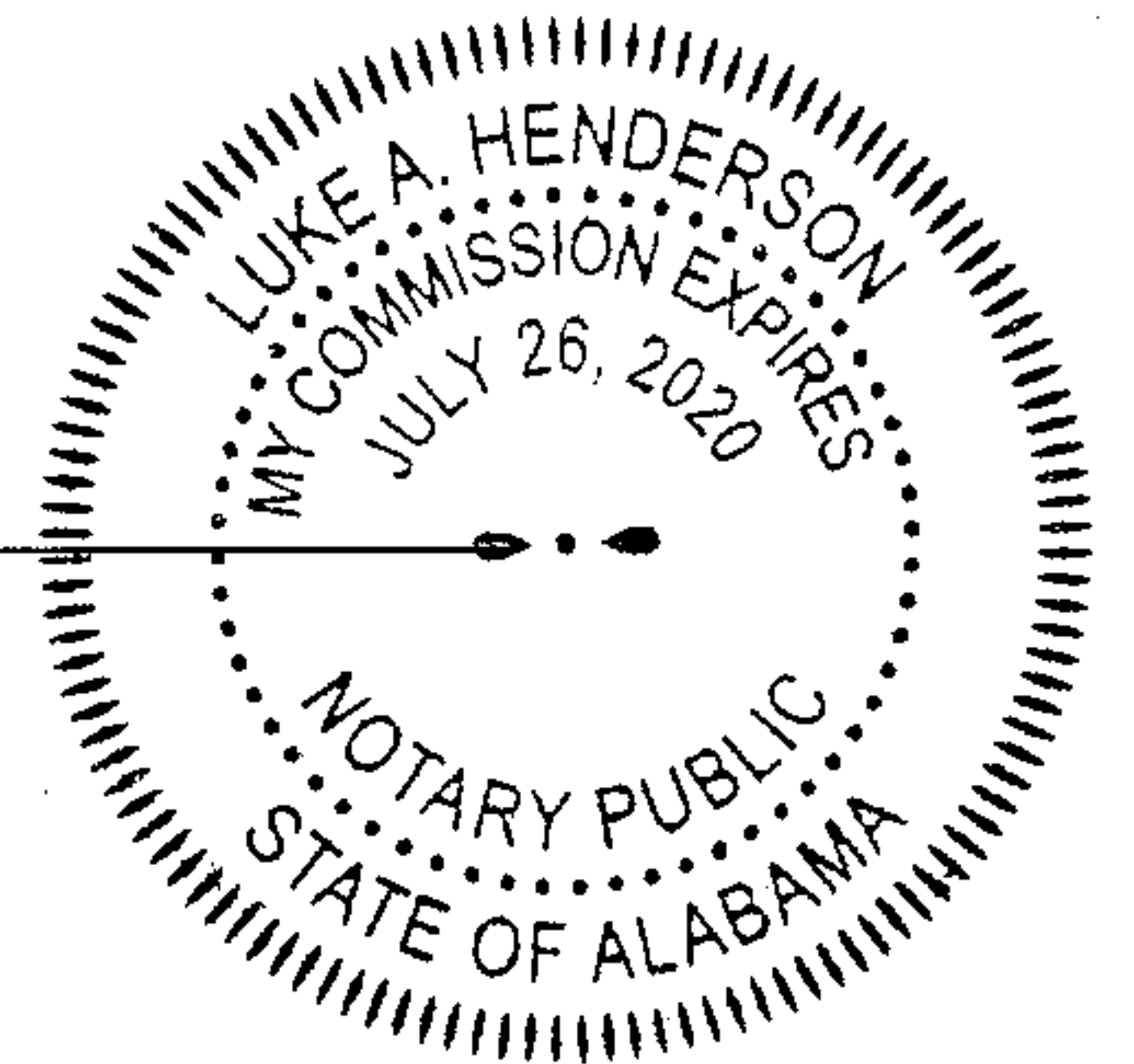
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Amy McManus Crutcher, unmarried** 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 this warranty deed, she executed the same voluntarily on the day the same bears date.

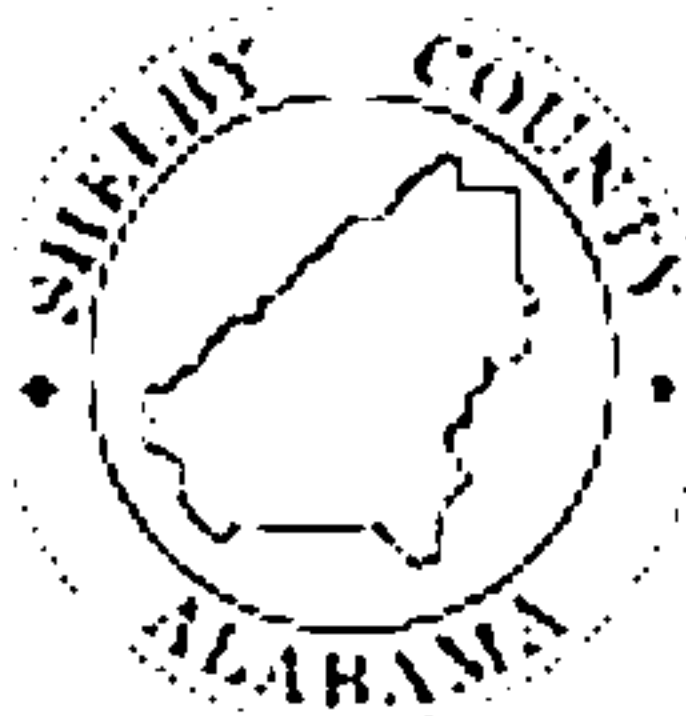
Given under my hand and seal this 15 day of April, 2020.

My Commission Expires: 7/26/20

Luke A. Henderson
Notary Public



Grantor's Address & Property Address:
916 Trinity Ct
Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2020 09:29:52 AM
\$53.00 CHERRY
20200421000154480

Allie S. Bevil