

This instrument prepared by:
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Attorney at Law
44 Court Square East
Centreville, Al 35042

Document No. 20050627000317320

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of May, 2020, by **THOMAS A. CROCKER**, and wife **EARNESTINE CROCKER**, hereinafter referred to as Grantors, and **HICKS INSURANCE AGENCY, LLC**, hereinafter referred to as Grantee;

WITNESSETH

That for and in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor do hereby grant, bargain, sell and convey unto the said Grantee, in fee simple, in the following described real estate, situated, lying and being in the County of Shelby, State of Alabama, to-wit:

Subject to restrictive covenants, rights of way, easements, taxes due and reservations of record that apply to the above described property.

Together with all and singular the tenements, hereditament and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right title, interest, dower and the rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in and to the same and every part or parcel thereof, with the appurtenances.

Lot 1, block 7, according to J.H. Dunstan's Map of the Town of Calera, Shelby County, Alabama:

A parcel of land in the town of Calera, Alabama described as: Beginning at the SW corner of old Post Office Building on the North Side of Main Street running thence North and parallel with old Post Office Building to the Southern Railroad right-of-way, thence in a Southwesterly direction parallel with said right-of-way to Main Street, thence East parallel with said Main Street to southwest corner of said old Post Office Building, being the point of beginning.

A mortgage of even date and consideration of twenty-one thousand dollars is being filed along with deed.

TO HAVE AND TO HOLD unto said Grantee, in fee simple, forever, together with every contingent remainder and right of reversion.

Grantor represents and covenants with grantee, heirs and assigns, that Grantors are seized of an indefeasible estate, in fee simple, in and to said described property, and that Grantor has the lawful right to sell and convey the same; that said property is free of any and all liens, taxes and encumbrances whatsoever, and that Grantor swill forever warrant and defend Grantee, his heirs and assigns, in the quiet and peaceable possession of the same against the lawful claims or demands of any and all personal whomsoever.



20200601000218590 2/2 \$26.00
 Shelby Cnty Judge of Probate, AL
 06/01/2020 02:02:01 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal on this day and in the year first herein above written.

Thomas A. Crocker
 THOMAS A. CROCKER

Earnestine Crocker
 EARNESTINE CROCKER

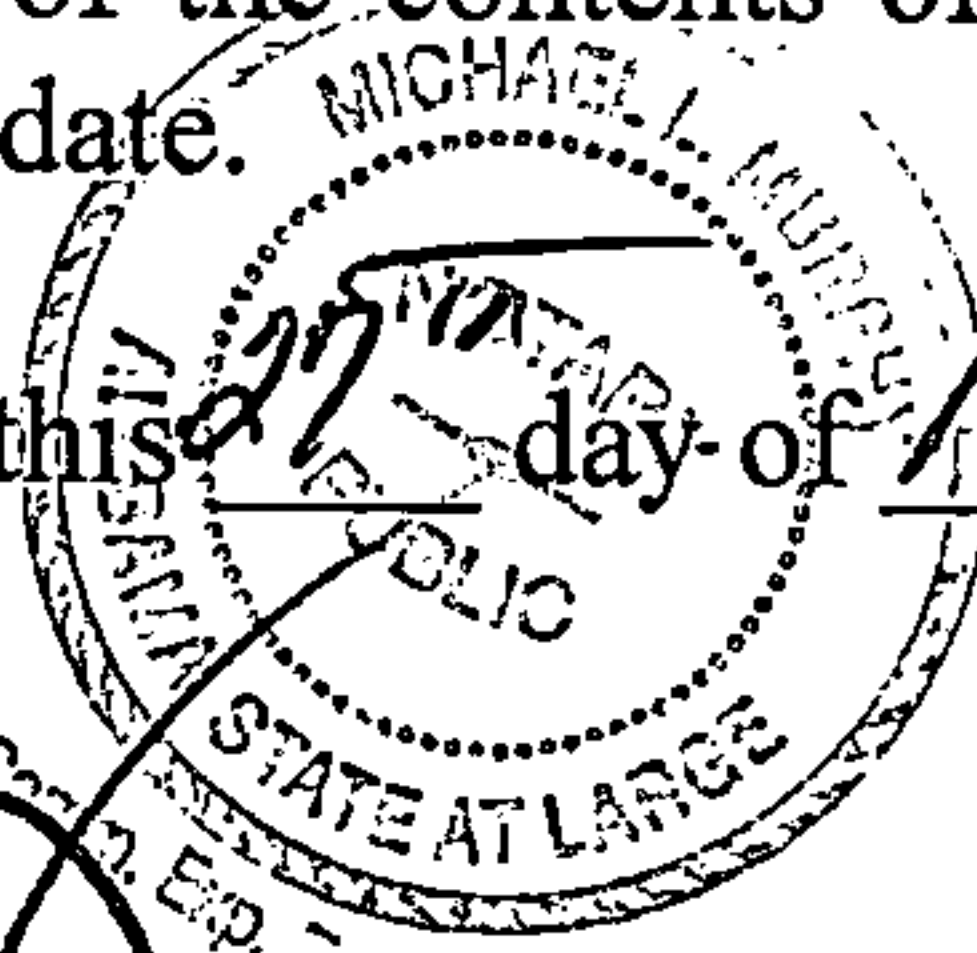
STATE OF ALABAMA)
 :
 COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that **THOMAS A. CROCKER, and wife EARNESTINE CROCKER**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, ~~she~~ executed the same voluntarily on the same bears date.

Given under my hand this 27th day of May, 2020.

[Signature]
 NOTARY PUBLIC

My Commission Expires: 2-13-2022



Grantor's address
 Thomas and Earnestine Crocker
 5413 Hwy 36
 Randolph, Alabama 36792

Grantee's address:
 Hicks Insurance Agency, LLC
 10833 AL Hwy 25
 Calera, Alabama 35040

This instrument prepared without benefit of a title search or survey and no certification is given by the preparer of this document.