

20200611000238610
06/11/2020 01:20:38 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Kassidy D Crabtree
1056 Village Trail
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000602

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Twenty Six Thousand and 00/100 Dollars (\$126,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Katharine M. Gardner, now known as Katharine Smith and Steven Jordan Smith, wife and husband**, whose address is 1713 Carlisle Cir, Leeds, AL 35094, (hereinafter "Grantor", whether one or more), by **Kassidy D Crabtree**, whose address is 1056 Village Trail, Calera, AL 35040, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Kassidy D Crabtree, an unmarried woman**, the following described real estate situated in Shelby County, Alabama, the address of which is **1056 Village Trl., Calera, AL 35040**, to-wit:

Lot 129, according to the Survey of Waterford Village Sector I, as recorded in Map Book 27, Page 100, in the Probate Office of SHELBY County, ALABAMA.

Katharine M. Gardner and Katarine Smith are one and the same.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$123,717.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3rd day of June, 2020.


Katharine Smith


Steven Jordan Smith

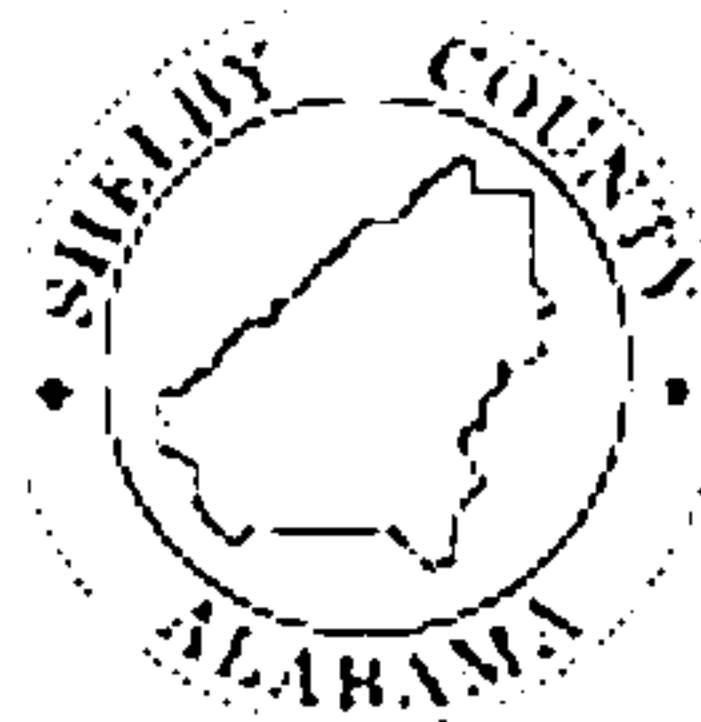
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Katharine Smith and Steven Jordan Smith**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 3rd day of June, 2020.


Notary Public

KELLIE DYAR
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 14, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$27.50 CHERRY
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