

20201105000503300

11/05/2020 11:44:59 AM

DEEDS 1/2

Send tax notice to:
Jeffrey Thomas Lockwood and Judy D Lockwood
544 Rolling Hills Drive
Chelsea, AL 35043
GAR2000573

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 **Three Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$359,900.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Chris Crosby and Michelle Crosby, husband and wife**, whose mailing address is: P.O. BOX 519 CHELSEA, AL 35043 (hereinafter referred to as "Grantors"), by **Jeffrey Thomas Lockwood and Judy D. Lockwood** (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, having a property address of: 544 Rolling Hills Drive, Chelsea, AL 35043, to-wit:

Lot 51, according to the Survey of Final Plat of Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

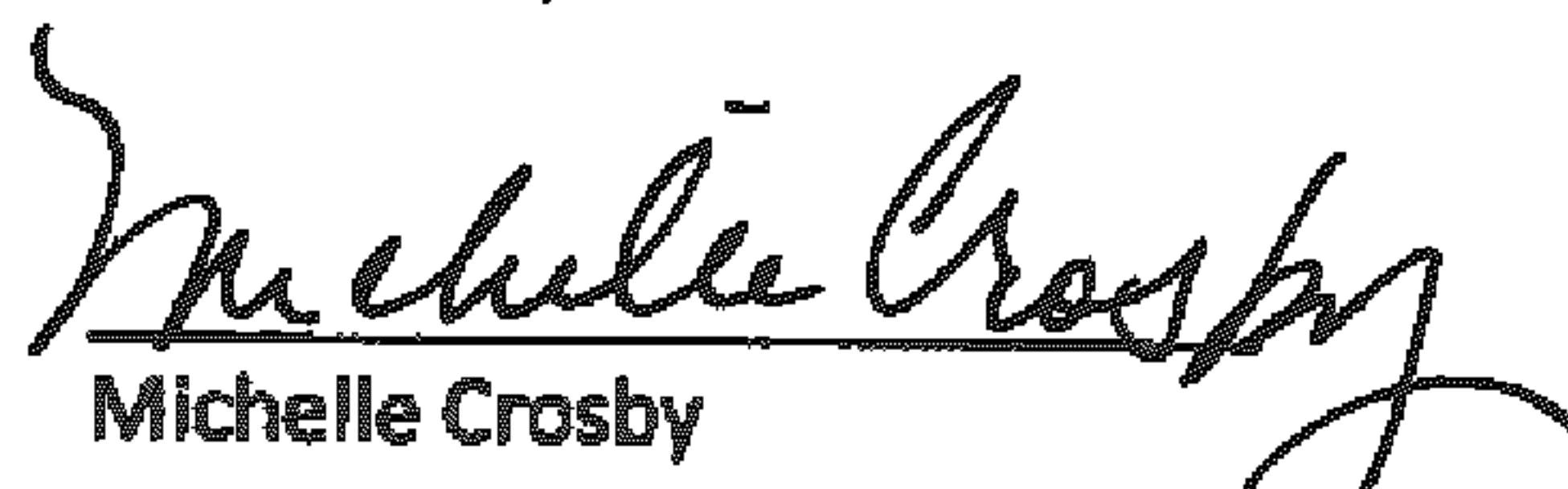
\$287,920.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 and assigns 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, Grantor(s) have hereunto set their signature(s) and seal(s) on October 28, 2020.


Chris Crosby


Michelle Crosby

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chris Crosby and Michelle Crosby, 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 28 day of October, 2020.

(NOTARIAL SEAL)




Notary Public
Print Name: Patrick Skyler Murphy
Commission Expires: 6-19-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 11:44:59 AM
\$97.00 JESSICA
20201105000503300

