

Return to:  
Amrock LLC  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
68973653

20201210000565440  
12/10/2020 11:11:01 AM  
DEEDS 1/2

STATE OF Alabama )  
COUNTY OF Shelby )

**WARRANTY DEED**

Send Future Tax Notices to:  
331 11th Street SW  
Alabaster, AL 35007

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of One Hundred Seventy-One Thousand (\$171,000.00) and other valuable consideration, to the undersigned Grantor, **BEVERLY M. CRUMPTON**, an unmarried woman, whose address is 331 11th Street, SW, Alabaster, AL 35007, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **KELLEY CRUMPTON**, an unmarried woman, whose address is 331 11th Street SW, Alabaster, AL 35007, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 10, AND THE NORTH 20.27 FEET OF LOT 11 IN BLOCK 1 OF ALABASTER HIGHLANDS SUBDIVISION AS RECORDED IN MAP BOOK 4, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Prior Deed Reference: Deed Book 4, Page 43.**

**Parcel ID Number: 23 1 02 2 003 019.000**

**Commonly Known As: 331 11th Street SW, Alabaster, AL 35007-9449**

**Fair Market Value: \$181,160**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property does constitute part of the Grantors' homestead.**

**TO HAVE AND TO HOLD** unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor

will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 3 day of December, 2020

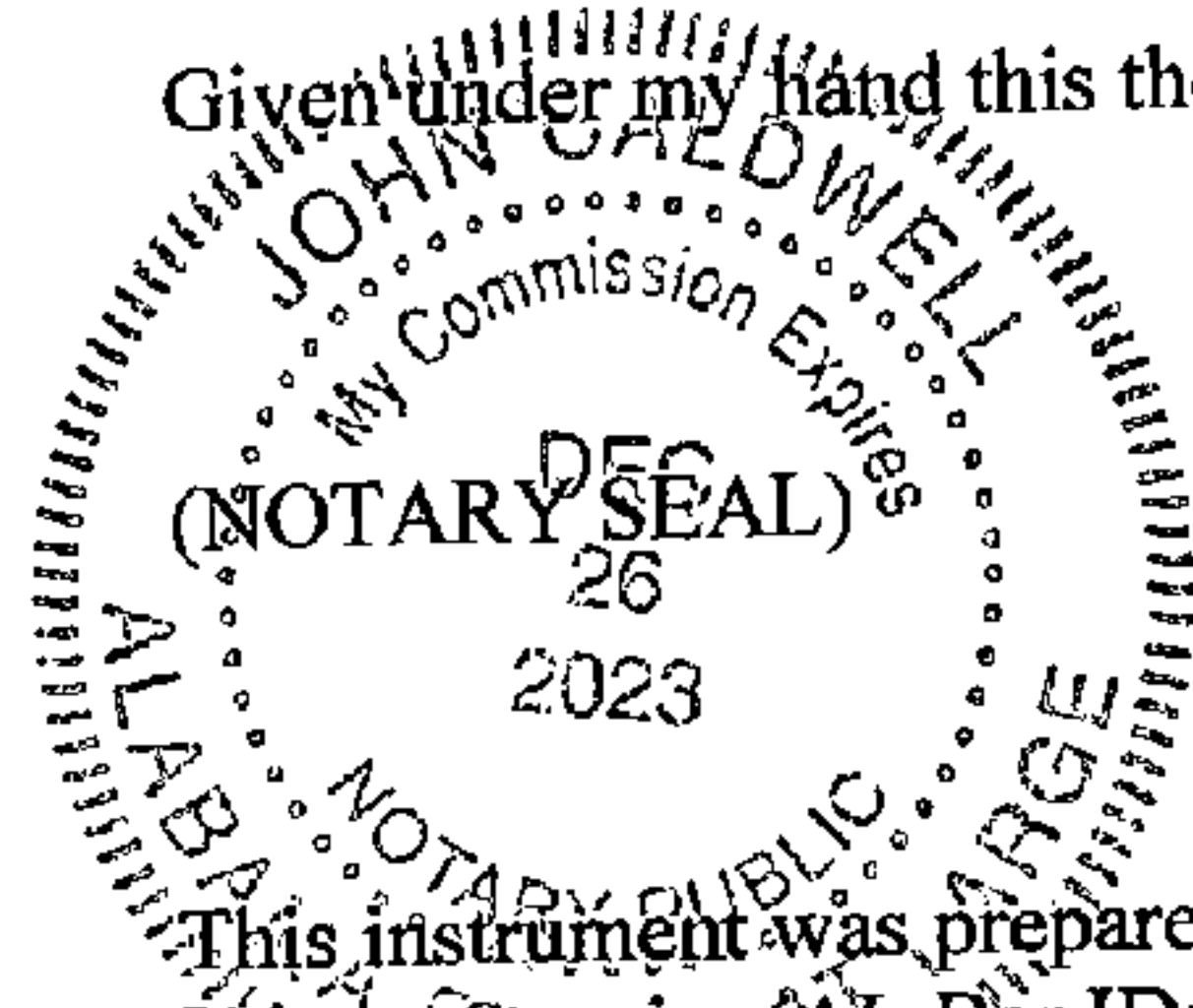
GRANTOR:

Beverly M. Crumpton  
BEVERLY M. CRUMPTON

STATE OF Alabama  
COUNTY OF Shelby

I, John Caldwell, a Notary Public for the State of Alabama do hereby certify that **BEVERLY M. CRUMPTON**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3 day of December, 2020



John Caldwell  
Notary Public John Caldwell  
My commission expires 12/26/2023

This instrument was prepared by (without benefit of title search):  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

PAGE 2 OF 2



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/10/2020 11:11:01 AM  
\$43.50 CHERRY  
20201210000565440

Allen S. Bayl