

20-191

20201230000599200  
12/30/2020 08:43:23 AM  
DEEDS 1/2

Send tax notice to: John J. Crawford, Jr., 208 King James Court, Alabaster, AL 35007

This instrument was prepared by:

Nedra M. Garrett, Attorney  
McClinton Garrett & Associates, LLC  
1401 Doug Baker Boulevard  
Suite 107-122  
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Nine Thousand and No/100 (\$229,000.00) Dollars**, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Paul D. Fleming, Sr. and Lakesha W. Fleming, husband and wife, whose mailing address is:

240 River Oaks Drive, Helena, AL 35080

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

John J. Crawford, Jr., whose mailing address is:

208 King James Court, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **208 King James Court, Alabaster, AL 35007** to-wit

Lot 18, according to the Survey of Spring Gate Estates, Phase One as recorded in Map Book 19, Page 23, Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

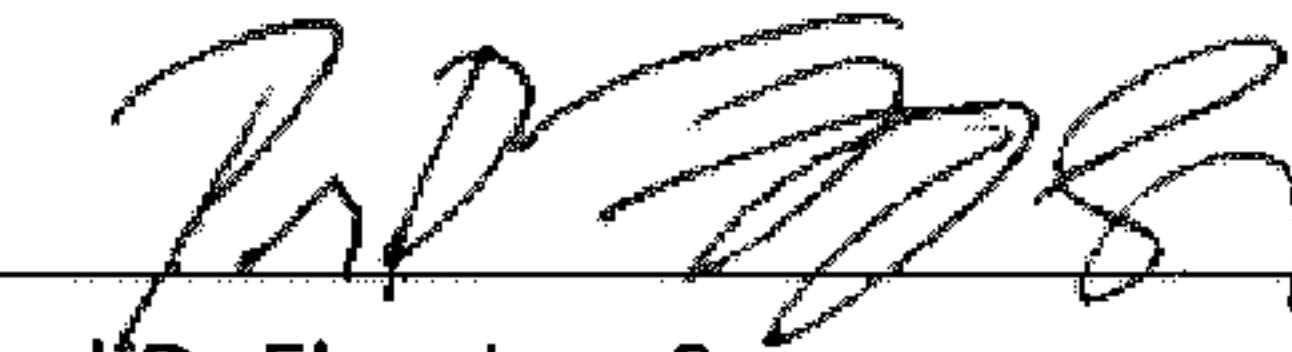
\$224,852.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Paul D. Fleming, Sr. is one and the same as Paul Fleming. Lakesha W. Fleming is one and the same as Lakesha Fleming.

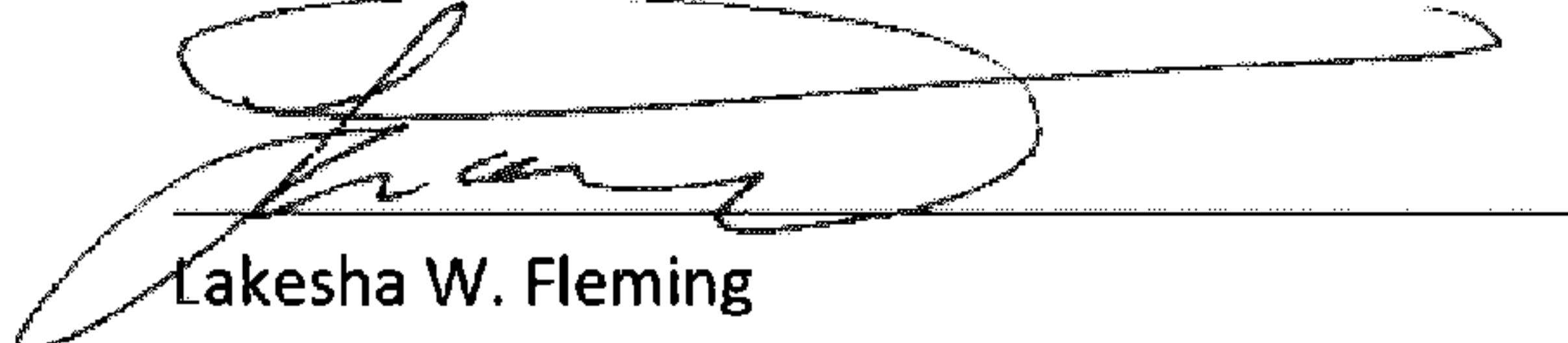
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 hand(s) and seal(s) this 29<sup>th</sup> day of December 2020.



Paul D. Fleming, Sr.

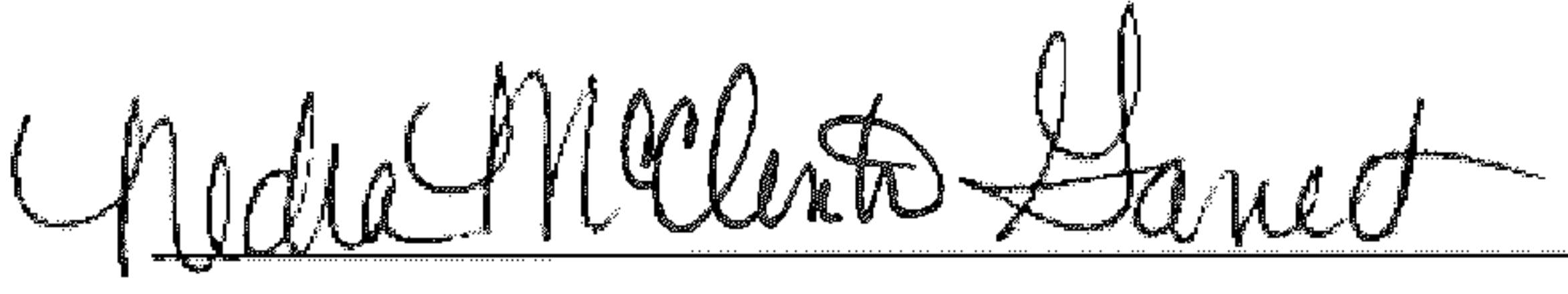


Lakesha W. Fleming

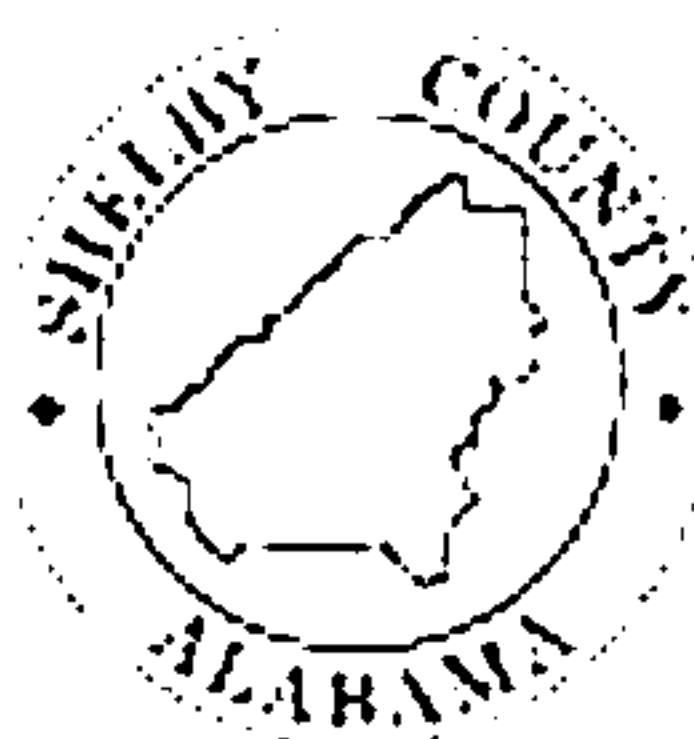
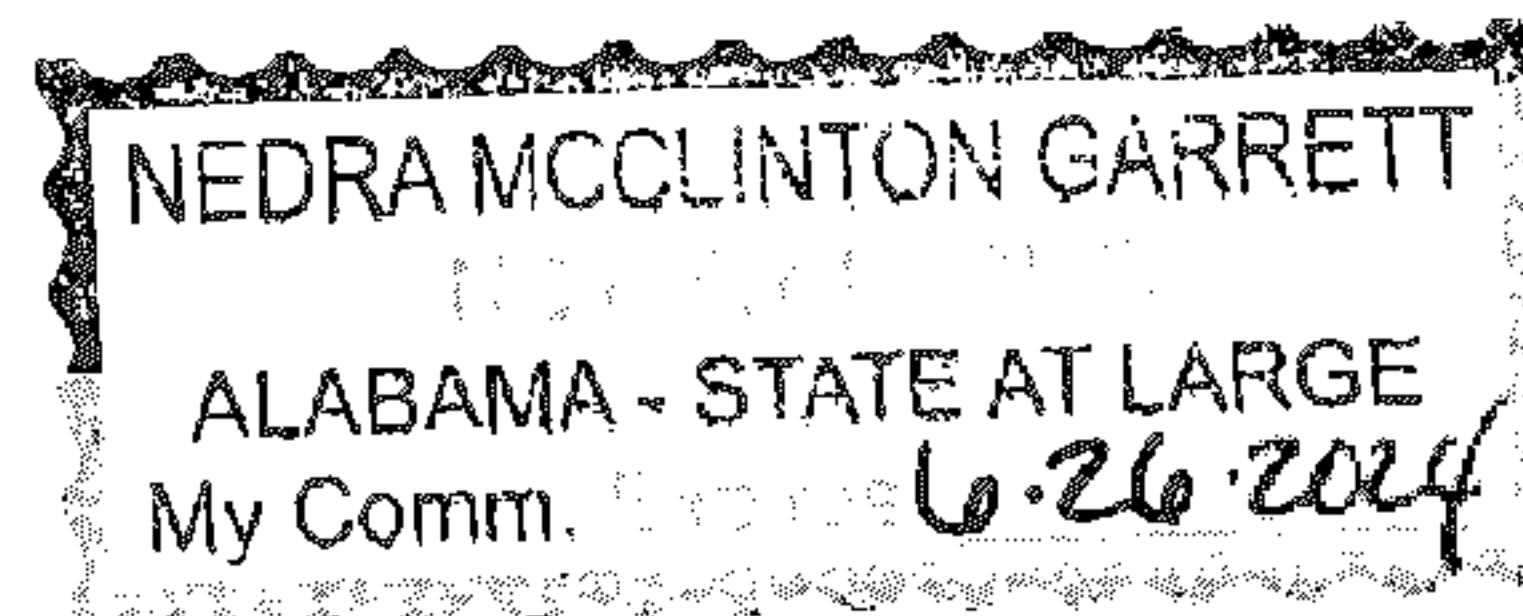
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Paul D. Fleming, Sr. and Lakesha W. Fleming, husband and wife**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of December 2020.



NOTARY PUBLIC  
My Commission expires: 6/26/2024



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/30/2020 08:43:23 AM  
\$31.50 CHARITY  
20201230000599200

Allie S. Boyd