

Send tax notice to:
JOSH DANIEL CRISWELL
155 MAGNOLIA CIRCLE
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021001T

SHELBY COUNTY

20210208000065140
02/08/2021 01:47:10 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CINDY EDWARDS, a married woman, and LINDA STINSON,** a **single** woman, whose mailing address is: 1281 Hwy 55 Wilsonville AL 35186 (hereinafter referred to as "Grantors") by **JOSH DANIEL CRISWELL** whose property address is: **155 MAGNOLIA CIRCLE, COLUMBIANA, AL, 35051** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the survey of Magnolia Parc, as recorded in Map Book 21, page 155, in the Probate Office of Shelby County, Alabama.

This property is not the homestead of the Grantor, nor that of her spouse.

Cindy Edwards is one and the same as Cindy Smith, grantee of that deed recorded in Instrument #20091112000421910.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines, as shown on recorded map and survey of Magnolia Parc, as recorded in Map Book 21, page 155, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$171,830.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 2nd day of February, 2021.


CINDY EDWARDS

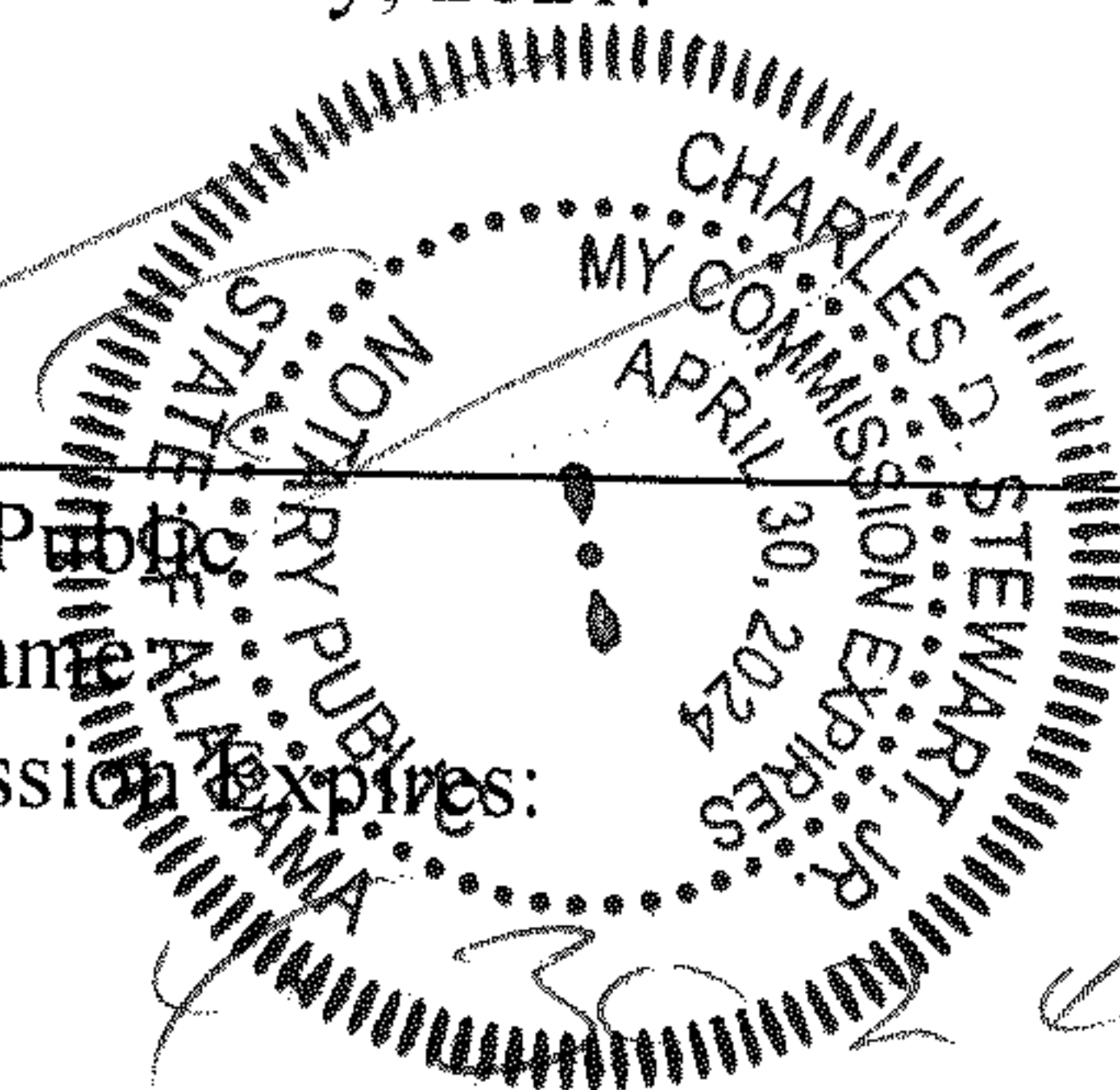

LINDA STINSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CINDY EDWARDS and LINDA STINSON 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 2nd day of February, 2021.

Notary Public
Print Name: CHARLES C. STEWART JR.
Commission Expires: APRIL 30, 2024




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/08/2021 01:47:10 PM
\$28.50 CHERRY
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