

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Crowne Property Acquisitions, LLC  
2325 Pointe Parkway Suite 250  
Carmel, IN 46032

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Nine Thousand Dollars and No Cents (\$179,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Victoria C. Anthony, a single person, whose mailing address is:

900 Beacon Crest Circle, B'ham AL 35209

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

**Crowne Property Acquisitions, LLC, whose mailing address is: 2325 Pointe Parkway Suite 250, Carmel, IN 46032**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 2026 Village Lane, Calera, AL 35040** to-wit:

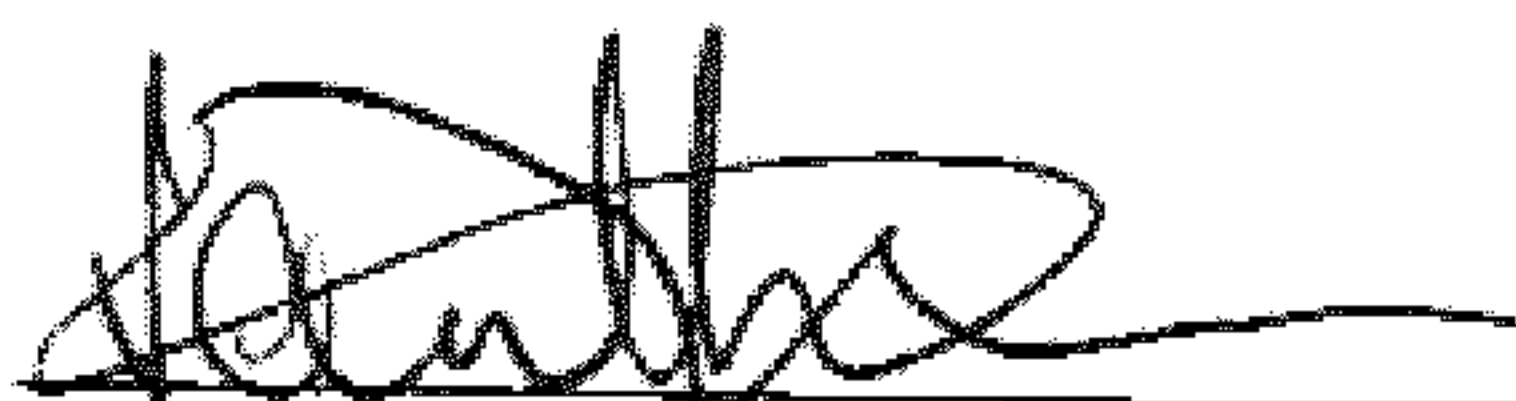
LOT 256, according to the Survey of Waterford Village Sector 1, as recorded in Map Book 27, Page 100 in the Probate Office of Shelby County, Alabama.

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

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 Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 27th day of July, 2021.



Victoria C. Anthony

State of Alabama  
County of Shelby

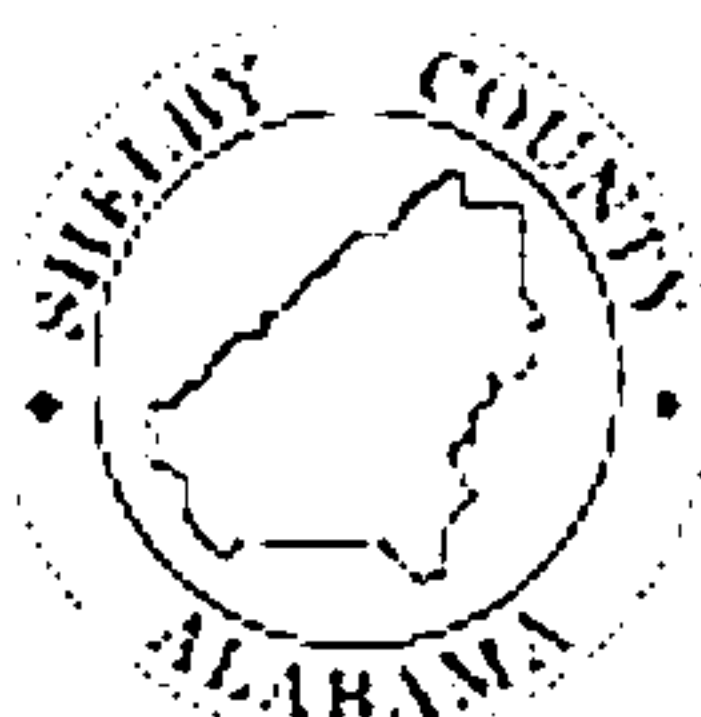
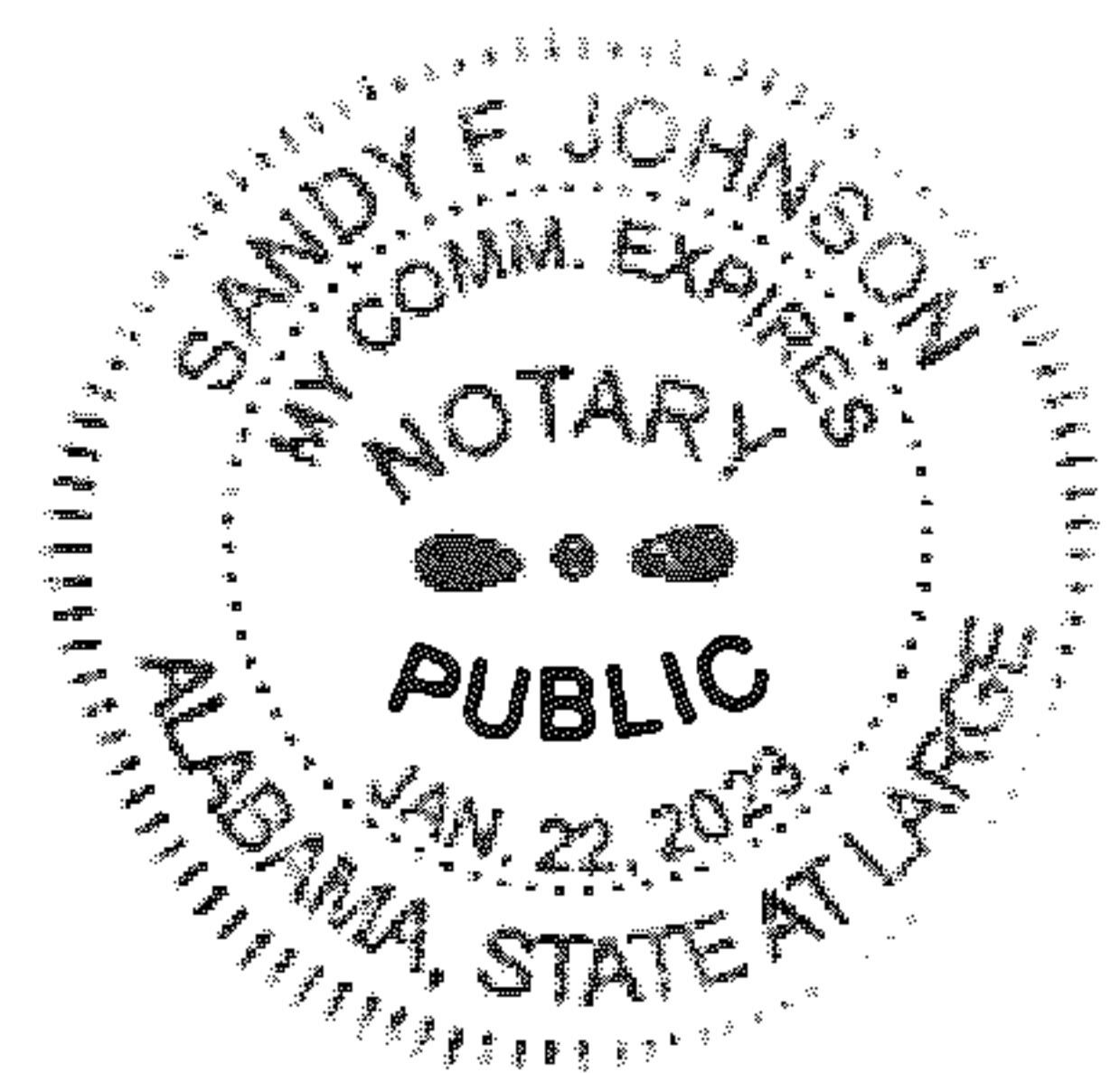
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Victoria C. Anthony, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.  
Given under my hand and official seal this the 27th day of July, 2021.



Notary Public, State of Alabama

Printed Name of Notary Sandy F. Johnson

My Commission Expires: 1/22/23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*