

Send tax notice to:
GWENDOLYN PUGH CRUMPTON
2912 MACALPINE CIRCLE
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2021561

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **TIA BERRY and MARK BERRY, HUSBAND AND WIFE**, whose mailing address is **1036 SANDHURST CIRCLE, BIRMINGHAM, ALABAMA 35242**, (hereinafter referred to as "Grantors") by **GWENDOLYN PUGH CRUMPTON** whose property address is: **2912 MACALPINE CIRCLE, BIRMINGHAM, AL, 35242** 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 32, Block 2, according to the Survey of Selkirk, A Subdivision of Inverness, as recorded in Map Book 6, page 163 in the Probate Office of Shelby County, Alabama.


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. Easements and building lines as shown on recorded map.
3. Restrictions as set out on recorded plat.
4. Agreement regarding perpetual easement for maintenance and access for ingress and egress to the extent that the retaining wall and driveway from Lot 32 encroaches onto Lot 33 as recorded in Deed Book 240 page 103 in the Probate Office.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Misc. Book 21 page 10 and Misc. Book 21 page 376 and any amendments thereto, in the Probate Office of Shelby County, Alabama.
6. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 48 page 427 and Volume 42 page 246 in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Misc. Book 21 page 377 in the Probate Office of Shelby County, Alabama.
8. Agreement regarding sanitary sewer recorded in Real 314 page 561 and assigned and supplemented in Real 328 page 64 and Real 365 page 876 in the Probate Office of Shelby County, Alabama.
9. Restrictions regarding Alabama Power Company recorded in Misc. Book 21 page 376, Misc. Book 21 page 10, Misc. Book 21 page 377, Volume 306 page 10 and Volume 320 page 30 in the Probate Office of Shelby County, Alabama.

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

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

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 6th day of August, 2021.

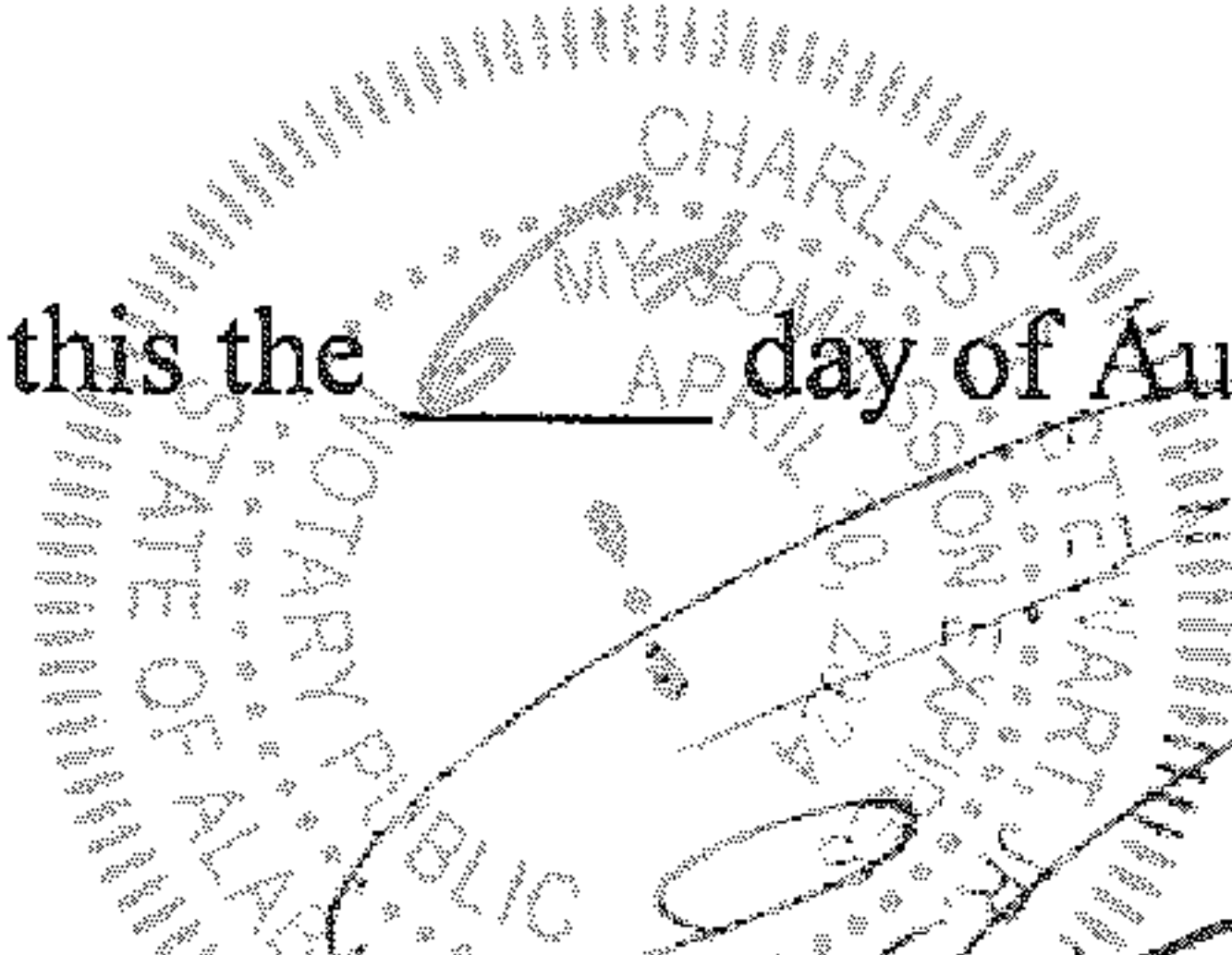

TIA BERRY


MARK BERRY

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TIA BERRY and MARK BERRY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6 day of August, 2021.


Notary Public
Print Name: Charles S. Stewart Jr
Commission Expires: 7-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 10:41:56 AM
\$350.00 JOANN
20210810000388000

