

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
PropertyOne, Inc.  
5073 Pinehurst Terrace  
Birmingham, AL 35242

**WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of One Hundred Five Thousand, One Hundred Fifty Three and 76/100 Dollars---(\$105,153.76 ) and other good and valuable consideration paid to the undersigned grantor, **John H. Crokin, an unmarried man**, of 808 28<sup>th</sup> Terrace S., Bessemer, AL 35020, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **PropertyOne, Inc.** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 5, in Block 4, according to the Survey of Dearing Downs, 2nd Addition, as recorded in Map Book 9, Page 33, in the Probate Office of Shelby County, Alabama.

Property Address: 1235 Southwind Drive, Helena, AL 35080

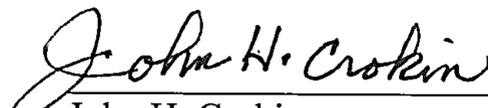
Subject to easements and restrictions of record, and current ad valorem taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Consideration herein taken from settlement statement.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 3<sup>rd</sup> day of September, 2021.

  
\_\_\_\_\_  
John H. Crokin

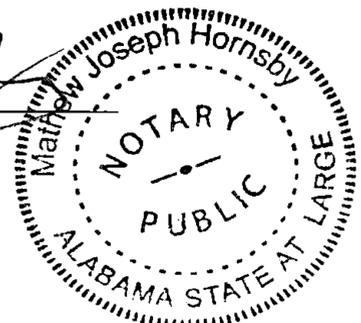
**STATE OF ALABAMA \*                      General Acknowledgment  
JEFFERSON COUNTY\***

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John H. Crokin, an unmarried man**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3<sup>rd</sup> day of September, 2021.

My Commission Expires: 9/17/24

  
\_\_\_\_\_  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/03/2021 01:49:25 PM  
\$127.50 CHERRY  
20210903000432460

*Allen S. Bayl*