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09/27/2021 01:31:25 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Kendra Crews
1806 Morning Sun Circle
Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Forty Thousand Dollars and NO/100 (\$140,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jonathon A. Durbin, a single person**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Kendra Crews** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **Shelby County, Alabama** to wit:

Unit 1806, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D," together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

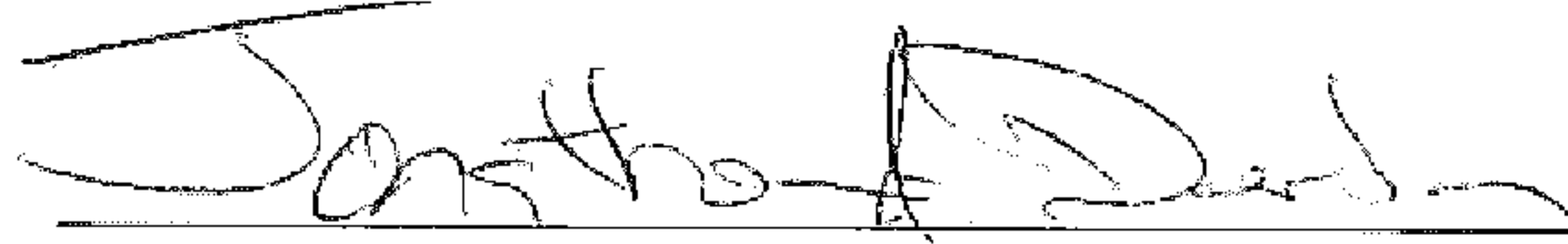
\$140,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And I do for myself and for my heirs and assigns, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators, shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

M211778

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this
24 day of September, 2021.



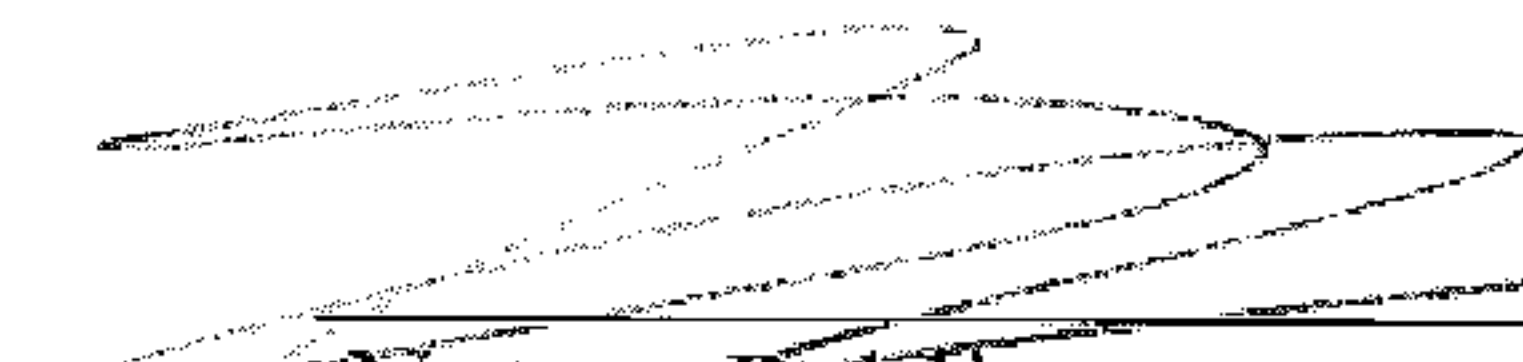
Jonathon A. Durbin

STATE OF Alabama
COUNTY OF Jefferson

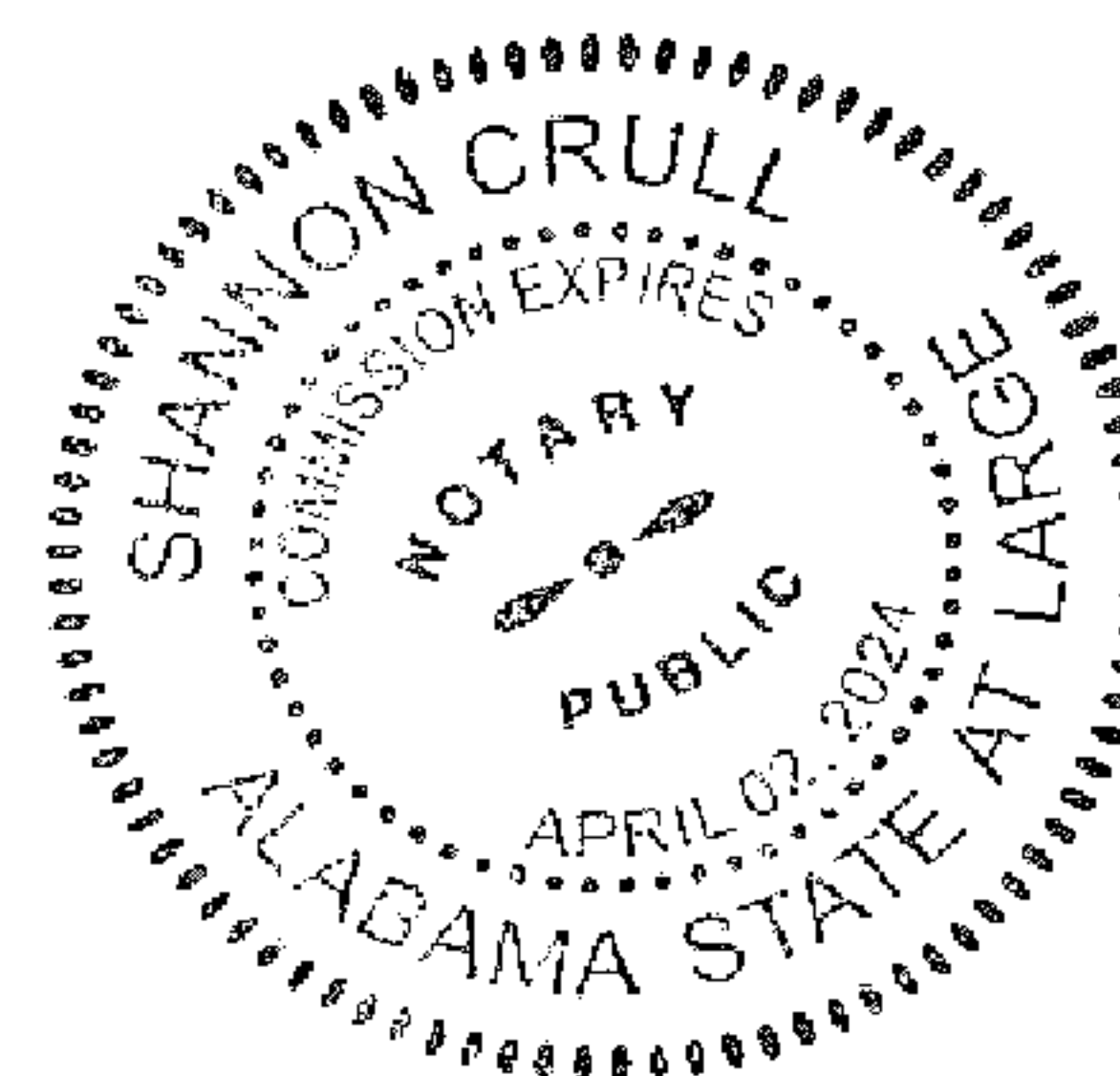
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jonathon A. Durbin whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of September 2021.

Notary Seal



Notary Public
My commission expires: 4.2.2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jonathon A. Durbin

Grantee's Name

Kendra Crews

Mailing Address 2104 Montreat Ln B.
Bham, AL 35216

Mailing Address

1806 Morning Sun Cir
Bham, AL 35242

Property Address

Date of Sale

September 24th, 2021

1806 Morning Sun Cir, Birmingham, AL 35242

Total Purchase Price

\$140,000.00

or

Actual Value

\$

or

Assessor's Market Value

\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale

Appraisal

Sales Contract

Other

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

9-24-2021

Print

James Yonta

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

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\$168.00 JOANN

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Allie S. Beal