

Send tax notice to:
HEITH CROCKER
980 HIGHWAY 331
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

2021825T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars (\$355,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KIMBERLY M. THOMAS and spouse, RICHARD FRANKLIN and ROY S. THOMAS, an unmarried individual**, whose mailing address is 10 13th St. S APT 23210 Birmingham, AL 35233 (hereinafter referred to as "Grantors") by **HEITH CROCKER and EVELYN HERNANDEZ** whose property address is: **980 HIGHWAY 331, COLUMBIANA, AL, 35051** 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 Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-A, according to the Resurvey of Lots Two and Three of the Ruth S. Barrett Subdivision, as recorded in Map Book 19, page 149, in the Probate Office of Shelby County, Alabama.

Subject to and benefiting from a 40 foot easement for ingress, egress and utilities 920 foot on each side of the following centerline). Begin in the NW corner of said Lot 2, thence South along the west line of said Lots 2 and 3, a distance of 356.95 feet to a center of a chert road and the point of beginning of said centerline, thence left 126°26'00" and run NE 180.50 feet; thence turn right 09°51'49" and run NE 116.83 feet to the end of said centerline of said 40' easement.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Resurvey of Lots Two and Three of the Ruth S. Barrett Subdivision, as recorded in Map Book 19 page 149 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.
4. Transmission line permit granted to Alabama Power Company recorded in Deed Book 130, page 293 and Real 293 page 666.
5. Right of way over and across property conveyed to Saginaw Lumber Company recorded in Deed Book 19 page 101.
6. Riparian rights associated with pond under applicable state and federal law.

\$337,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

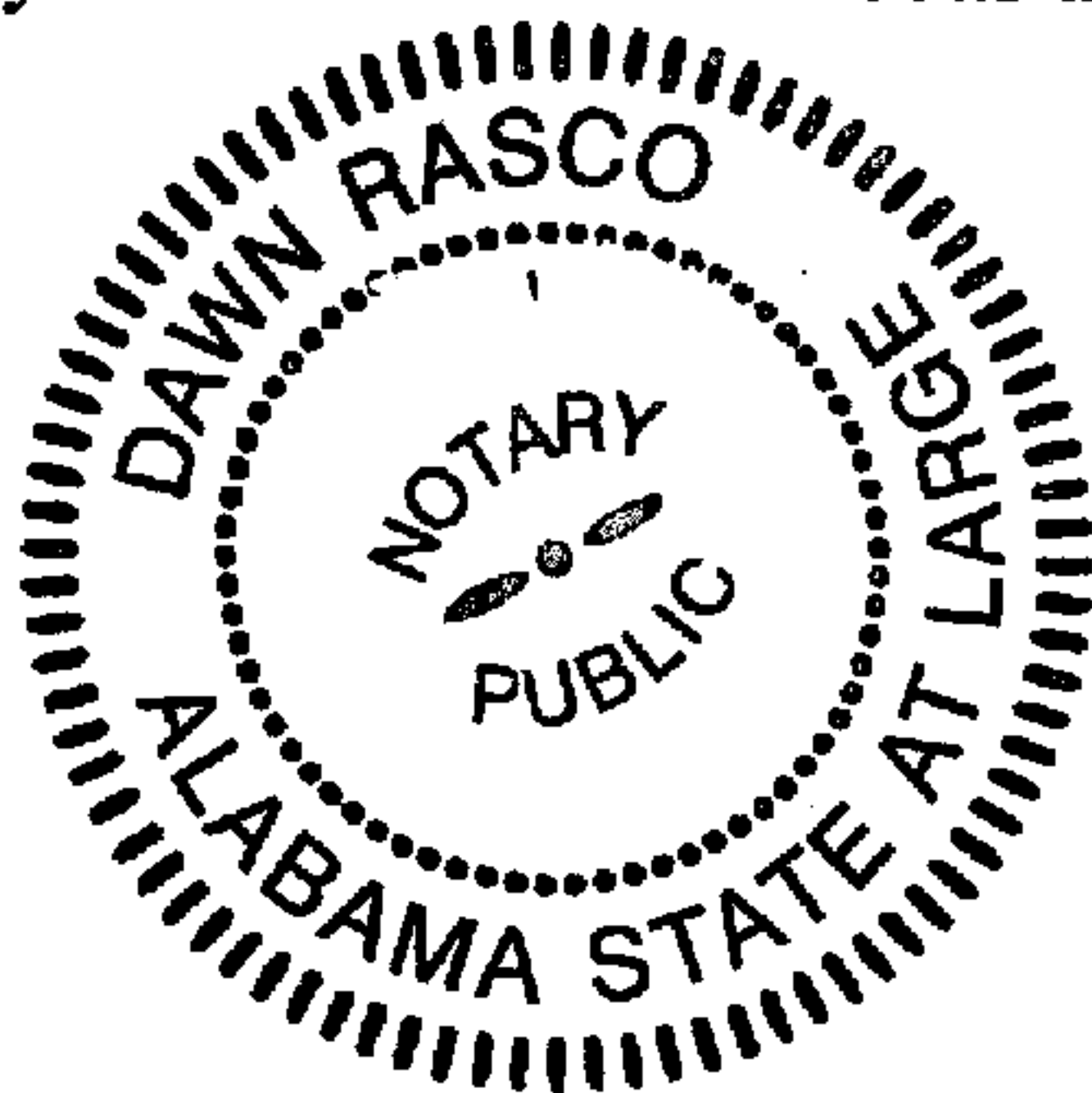
IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 15th day of November, 2021.


RICHARD FRANKLIN

STATE OF ALABAMA
COUNTY OF SHELBY

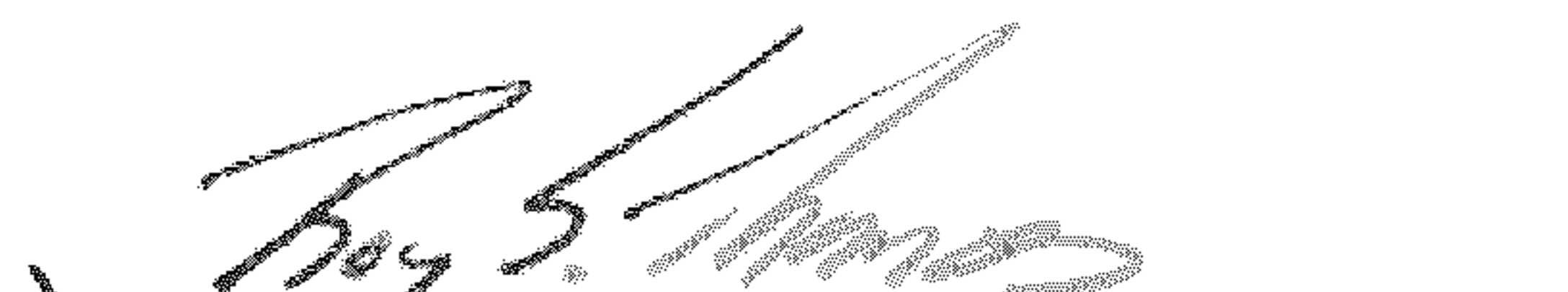
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD FRANKLIN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same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

Given under my hand and official seal this the 15th day of November, 2021.




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/24/2022

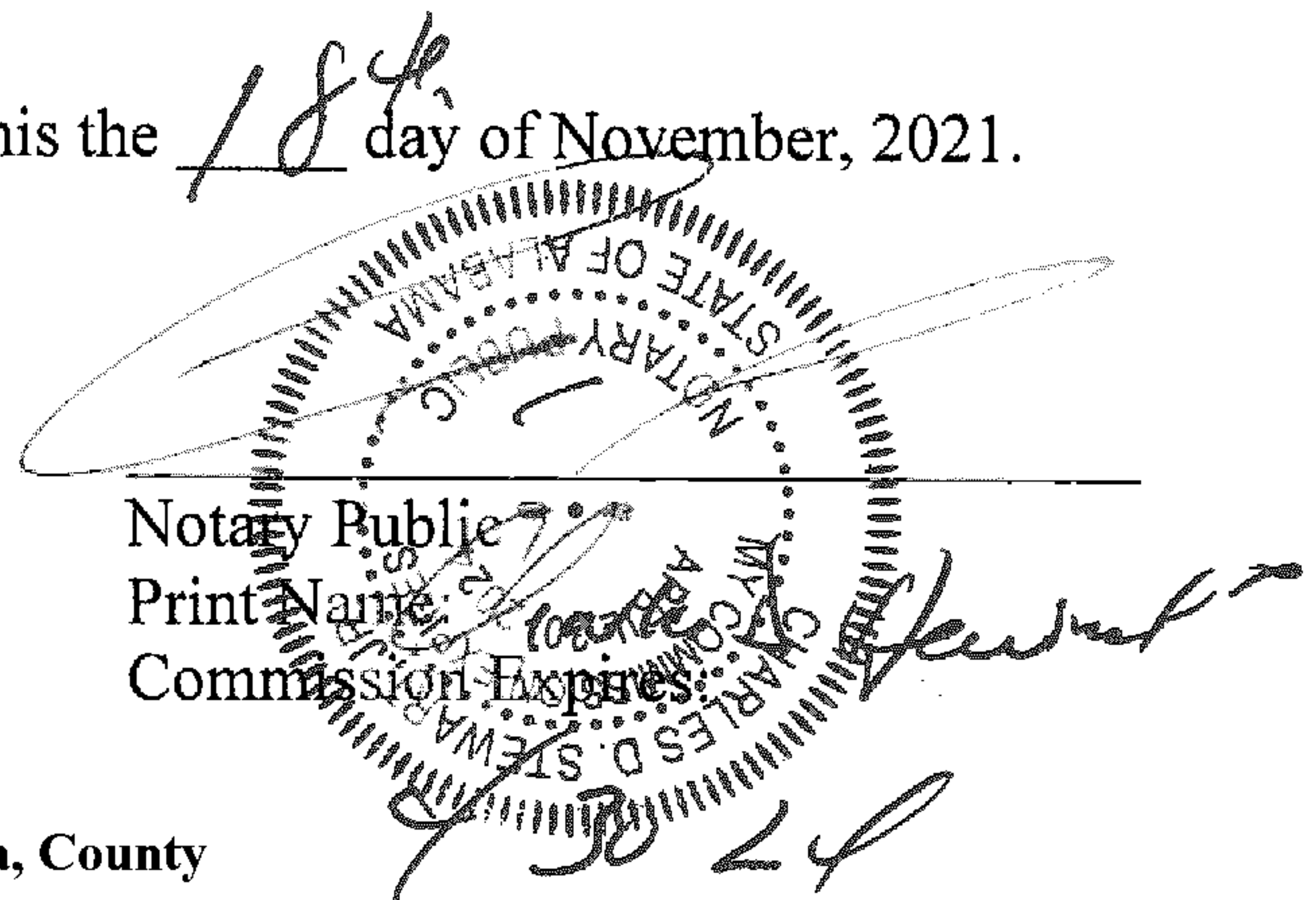

KIMBERLY M. THOMAS


ROY S. THOMAS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY M. THOMAS and ROY S. THOMAS 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 18th day of November, 2021.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 9/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2021 11:59:01 AM
\$44.00 JOANN
20211119000558560

