

20211203000578020
12/03/2021 11:49:27 AM
DEEDS 1/2

Send tax notice to:
David and Kelsie Crawford
5974 Old Hwy 280
Sterrett AL 35147
CHL2100378

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Eight Thousand and 00/100 Dollars (\$408,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Shirley I. Hall, a married woman**, whose mailing address is: **9215 Bear Creek Road, Sterrett, AL 35147** (hereinafter referred to as "Grantor"), by **David Crawford and Kelsie C. Crawford, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Tract #3-D, Carden Estate as set forth on that certain survey by Frank Wheeler dated January 25, 1974 as more particularly described thereon as follows:

Commence at the NE corner of the W ½ of the SE ¼ of the SW ¼ Sec. 20, T-19-S, R-1-E; thence run South along the East line of said ¼-¼ Section a distance of 990.00 feet to the point of beginning; thence continue in the same direction a distance of 255.30 feet to the North R/WV line of U.S. Hwy. 280; thence turn an angle of 71 deg. 04 min. 03 sec. to the right, to the cord of R/W curve and run along said R/W curve, whose delta angle is 10 deg. 36 min. 58 sec. to the left, Cord distance is 382.58 feet to the P.C. of said R/W curve; thence continue in the same direction along said R/W line a distance of 184.18 feet; thence turn an angle of 110 deg. 17 min. 28 sec. to the right and run a distance of 468.91 feet; thence turn an angle of 95 deg. 14 min. 50 sec. to the right and run a distance of 562.26 feet to the point of beginning. Situated in the W ½ of the SE ¼ of the SW ¼, Sec. 20 and the NE ¼ of the NW ¼ of Sec. 29, T-19-s; R-1-E.

Subject to a 20-foot easement for a roadway adjacent to and parallel with the West line of the above described tract.

****This property is not the homestead of the Grantor or Grantor's spouse**

Property address: 5974 Old Hwy 280, Sterrett, AL 35147

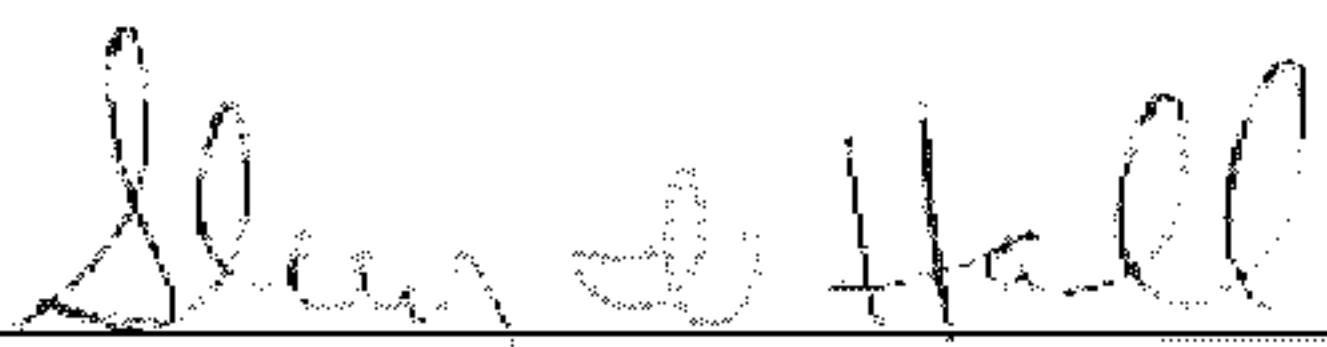
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$326,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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

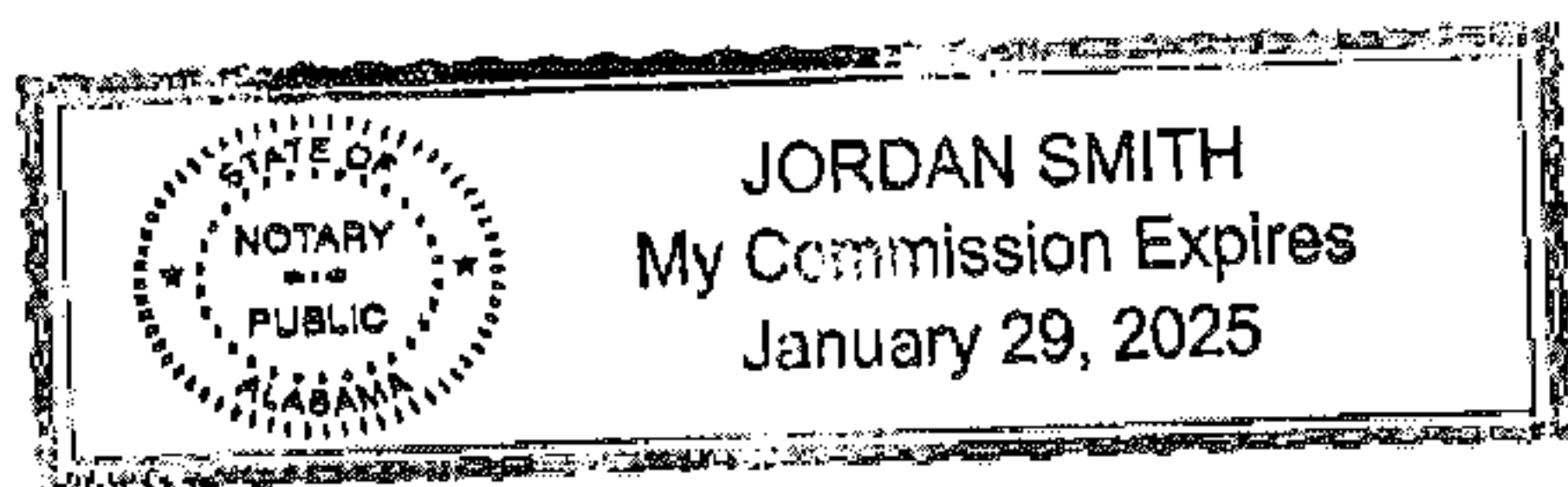
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 2nd day of December, 2021.


Shirley L. Hall

STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this, the 2nd day of December, 2021.




Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 11:49:27 AM
\$107.00 JOANN
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