

20211203000578080
12/03/2021 11:54:43 AM
DEEDS 1/2

Send tax notice to:
Russell and Stephanie Douglas
504 Highway 416
Wilsonville, AL 35186
CHL2100394

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 **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **David Alan Crawford and Kelsie Carter Crawford, husband and wife** whose mailing address is: **5974 Old Hwy 280, Sterrett, AL 35147** (hereinafter referred to as "Grantor"), by **Russell Michael Douglas and Stephanie H. Douglas, 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:

Lot No. 4 of Walters Cove, Third Sector, as recorded in Map Book 5, Page 71, in the Probate Office of Shelby County, Alabama. Less and Except a strip of a uniform width of 10 feet along the easterly side of Lot 4.

Property address: 504 Hwy 416, Wilsonville, AL 35186

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.

\$281,300.00 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.

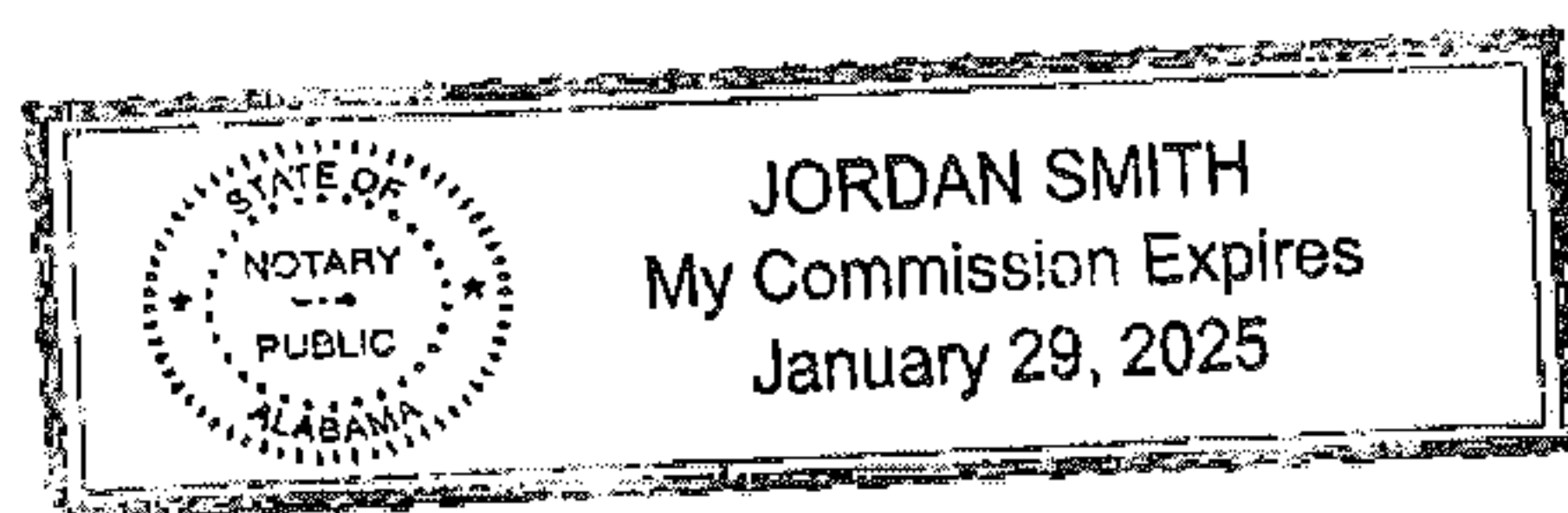

David Alan Crawford

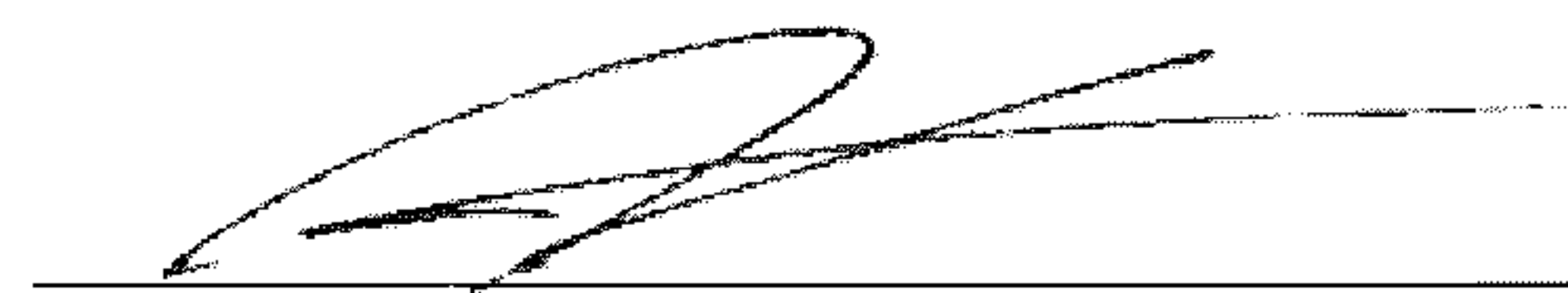

Kelsie Carter Crawford

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Alan Crawford and Kelsie Carter Crawford, 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 11:54:43 AM
\$34.00 JOANN
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