

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3227

SEND TAX NOTICE TO:

104 Deer Ridge Dr
Chelsea, AL 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty-five Thousand and 00/100 Dollars (\$285,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Todd A. McMurray, a single person and Ami Carr, a single person** whose mailing address is: 78 North Myrtle Dr Unit #112 Santa Rosa Beach, FL 32459 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jordan Alexis Crook-Knudsen and Kyler David Knudsen** herein referred to as grantees) whose mailing address is 104 Deer Ridge Dr Chelsea AL 35043 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in **SHELBY** County, Alabama, having a property address of 104 Deer Ridge Drive, Chelsea, AL 35043

Lot 3, according to the Survey of Balentree Lake, First Addition as recorded in Map Book 22, Page 80, in the Probate Office of Shelby County, Alabama.

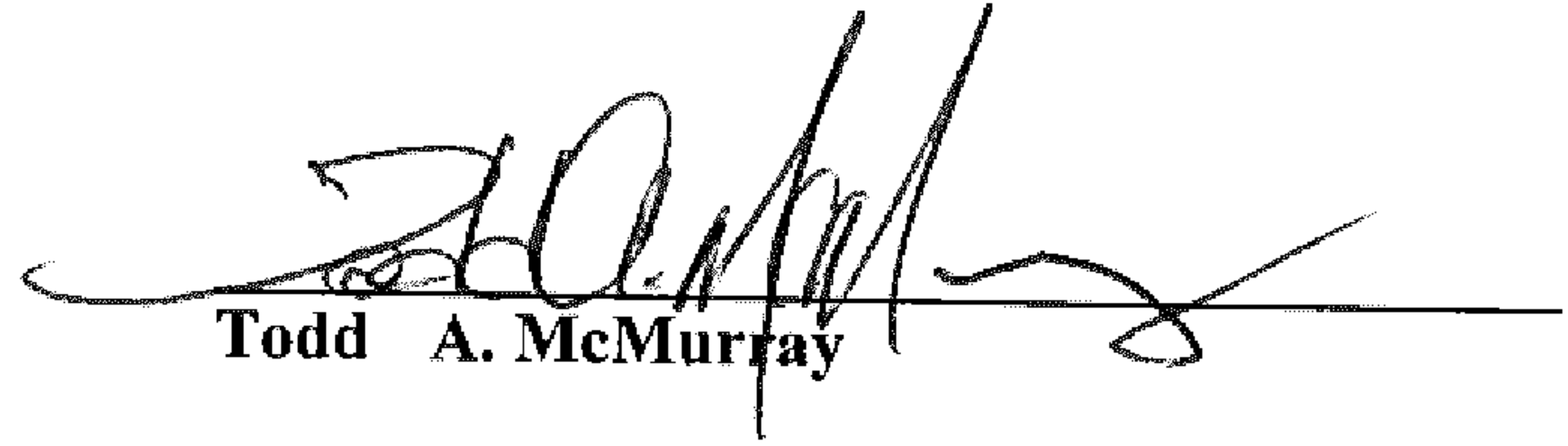
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$276,450.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Deed Effective: June 27, 2022.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of JUNE, 2022.

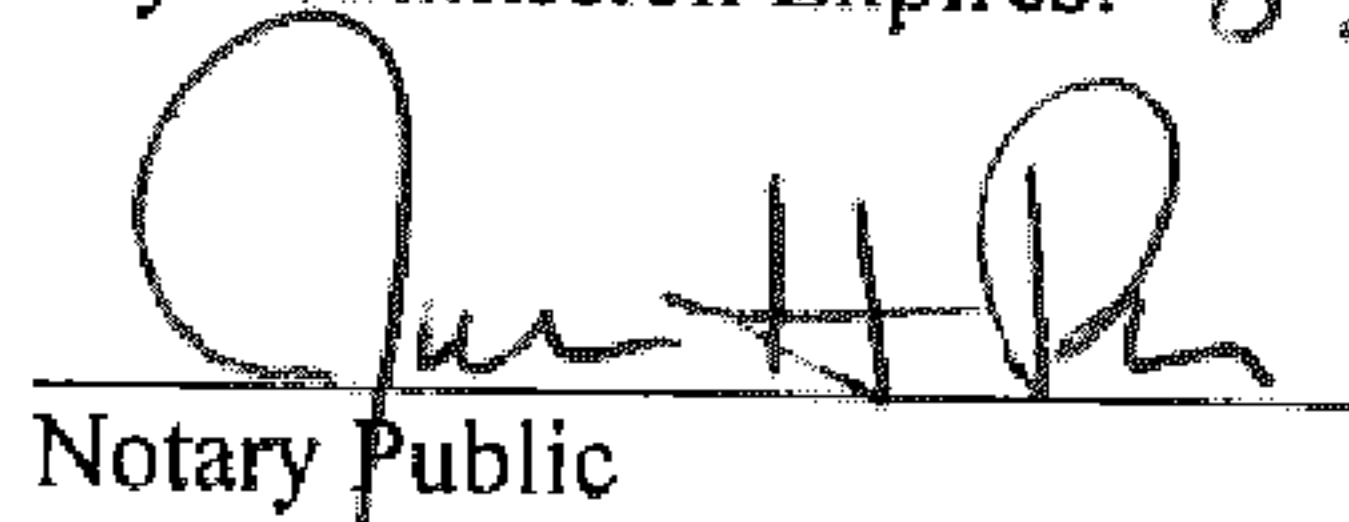

Todd A. McMurray

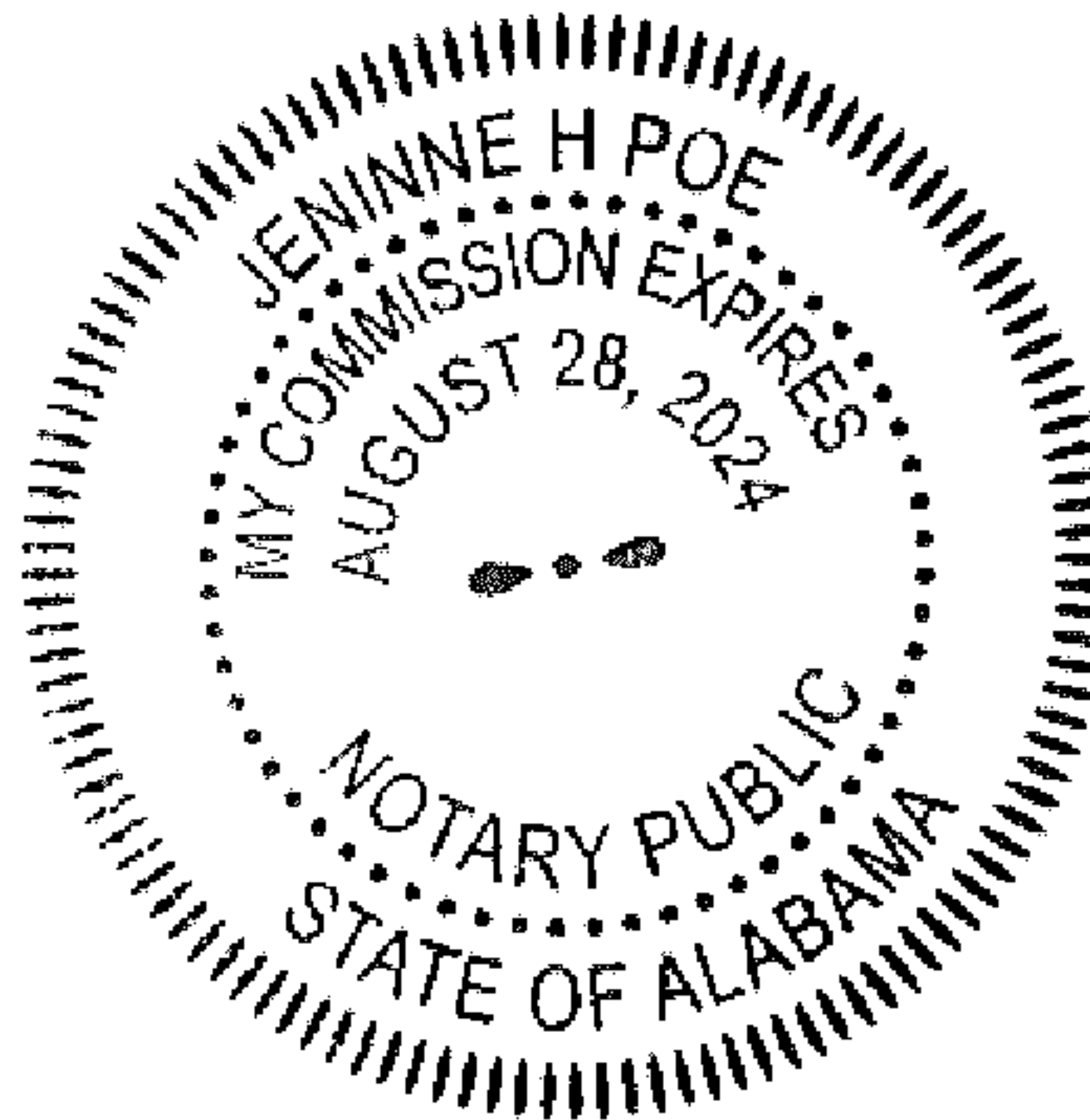
STATE OF Alabama Shelby County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Todd A. McMurray** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

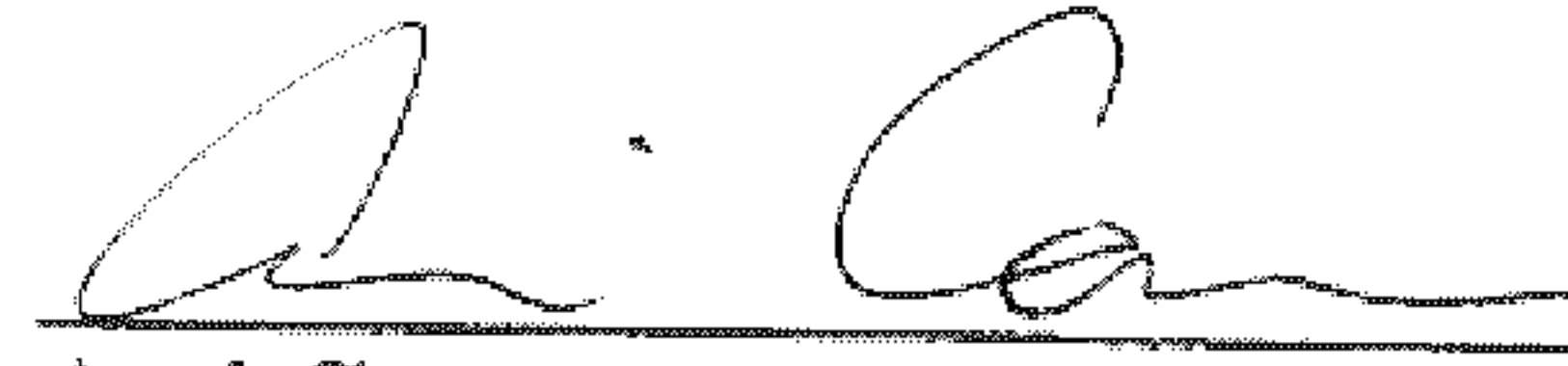
WITNESS my hand and official seal in the county and state aforesaid this the 22nd day of June, 2022

My Commission Expires: 8-28-24


Notary Public



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of June, 2022.


Ami Carr


STATE OF FLORIDA

WALTON County ss:

I, Nicole VanBriesen, a Notary Public in and for said county in said state, hereby certify that **Ami Carr** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of June, 2022

My Commission Expires: 5-15-26


Notary Public

(SEAL)



NICOLE VANBRIESEN
Commission # HH 285147
Expires May 15, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 12:28:14 PM
\$37.00 PAYGE
20220628000257710

