

20220629000259690
06/29/2022 02:40:37 PM
DEEDS 1/2

Send Tax Notice to:
Patricia G. Pollard
4061 Crossings Lane
Hoover, AL 35242

[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 **Four Hundred Thirty Five Thousand and 00/100 Dollars (\$435,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Kimberly C. Page, Trustee of the Joyce K. Page Trust** (herein referred to as Grantor, (whether one or more) whose mailing address is 6215 N. 13th St, Phoenix, AZ 85014 grants, bargains, sells and conveys unto **Patricia G. Pollard** herein referred to as Grantee) whose mailing address ~~4061 Crossings Lane, Hoover, AL 35242~~ together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of **4061 Crossings Lane, Hoover, AL 35242** to wit:

Lot 225, according to the Survey of Phase Four, Caldwell Crossings, 2nd Sector, as recorded in Map Book 32, Page 7, 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 minerals or mineral rights leased, granted or retained by prior owners.
\$285,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantees,. 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 29th day of June, 2022

Kimberly C. Page, Trustee of the Joyce K. Page Trust

Kimberly C. Page, Trustee of the Joyce K. Page Trust

STATE OF Arizona

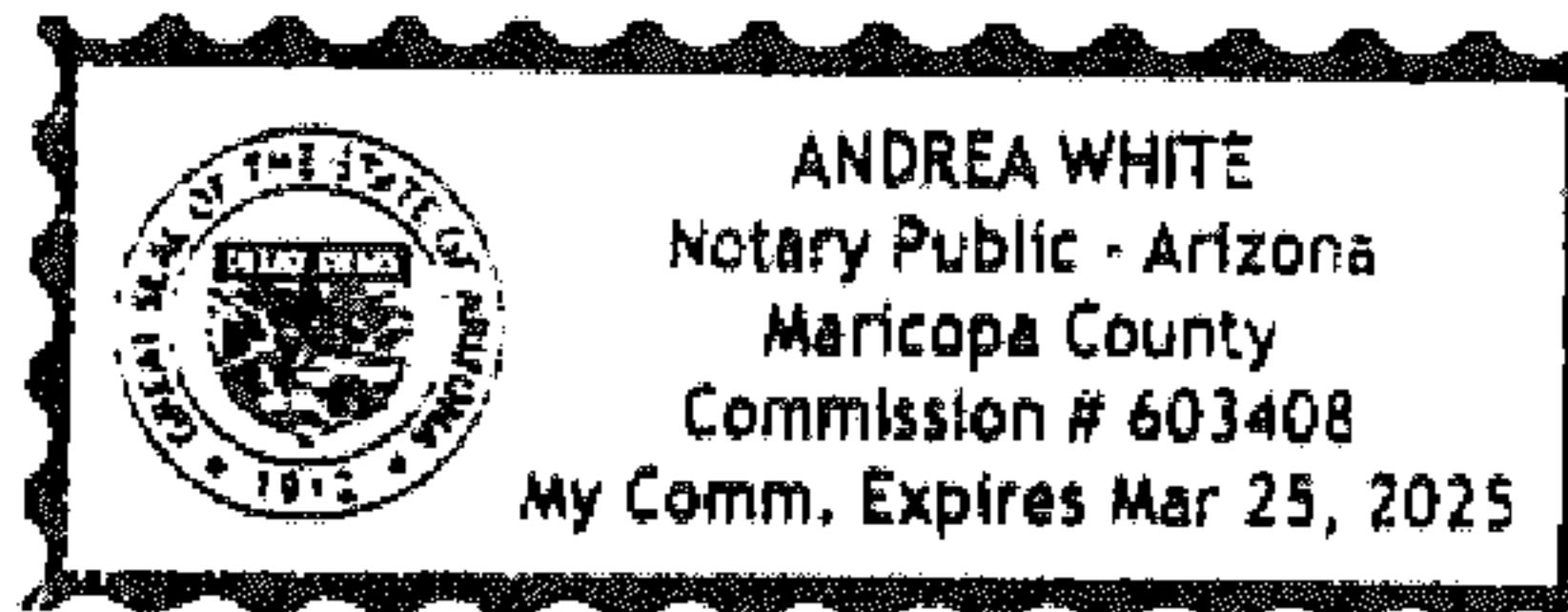
Maricopa COUNTY

I, ANDREA WHITE, a Notary Public in and for said county in said state, hereby certify that Kimberly C. Page, Trustee of the Joyce K. Page Trust whose name(s) 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, she, in her capacity as Trustee and with full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 24 day of June, 2022

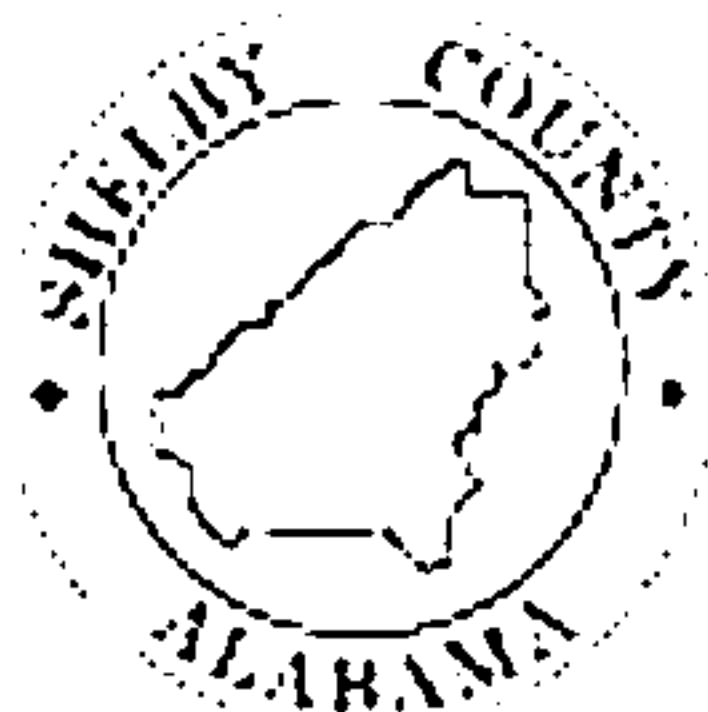
My Commission Expires:

Andrea White
Notary Public



This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB 3239



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 02:40:37 PM
\$460.00 BRITTANI
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Allie S. Bayl