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07/20/2022 03:36:52 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Brook Nicole Wray and Phillip Jewel Wilcox, Jr.
2080 Carson Street
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIFTY SIX THOUSAND AND 00/100 (\$56,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David Aaron Crane, an unmarried man**, whose address is 1322 North Dean Road Apt 816, Auburn, AL 36830 (hereinafter "Grantor", whether one or more), by **Brook Nicole Wray and Phillip Jewel Wilcox, Jr.**, whose address is 2080 Carson Street Calera AL. 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brook Nicole Wray and Phillip Jewel Wilcox, Jr., as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2080 Carson Street, Calera, AL 35040 to-wit:**

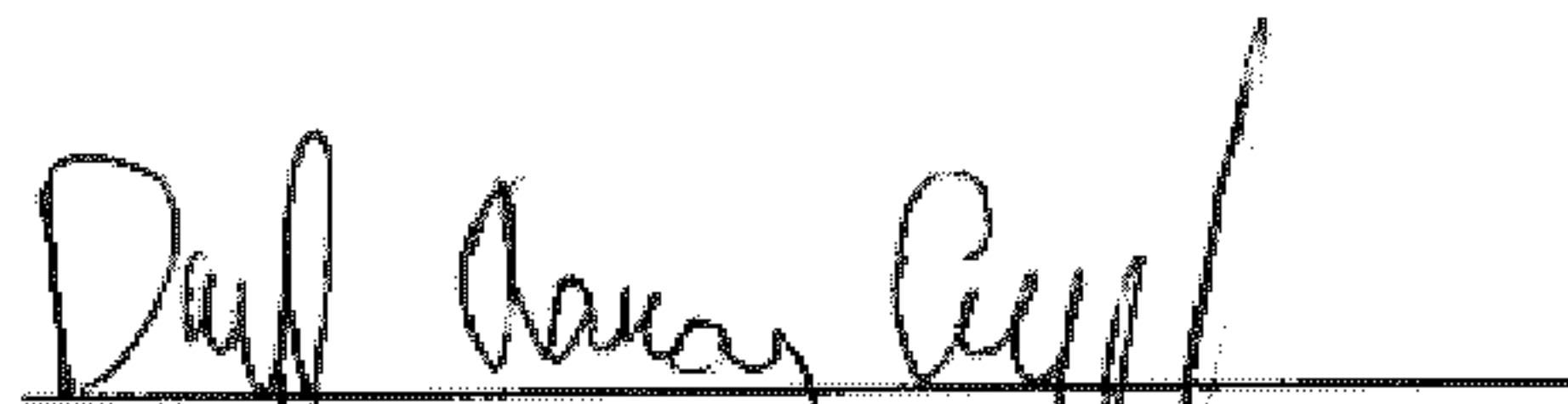
**LOT NO. 7, IN BLOCK B, IN THE FARRIS SUBDIVISION, FIRST ADDITION, AS
RECORDED IN MAP BOOK 4, PAGE 20, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$56,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of July, 2022.

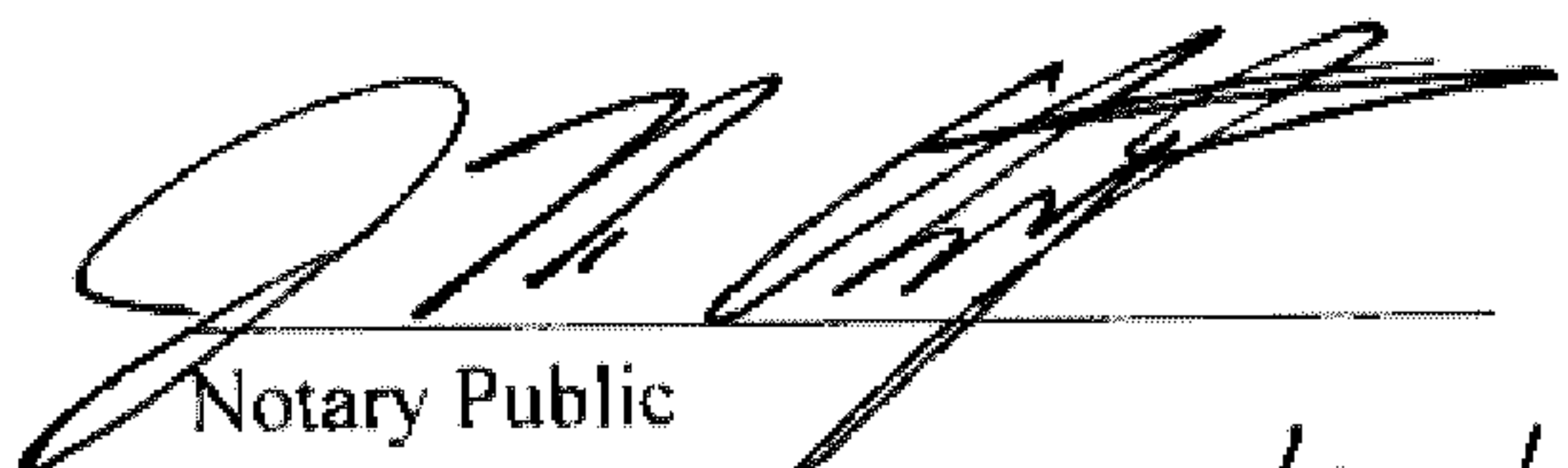

David Aaron Crane

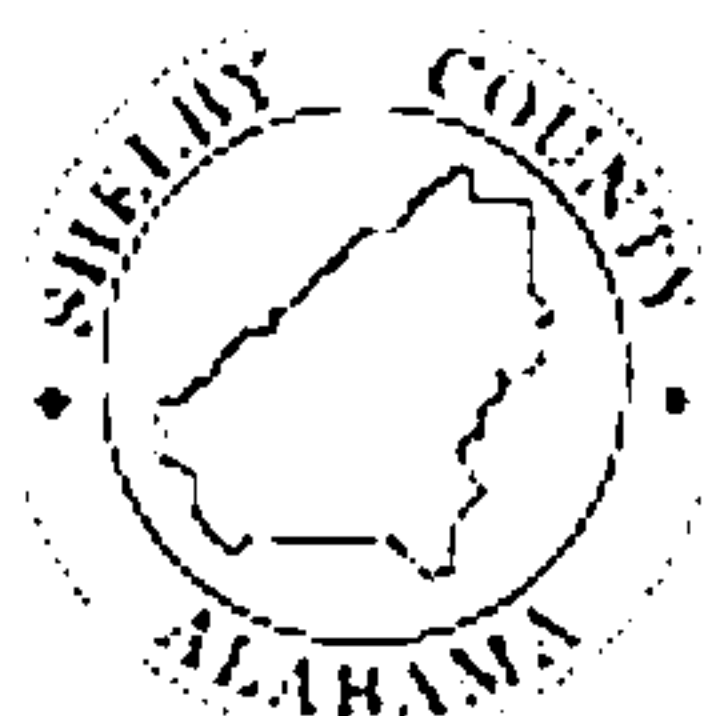
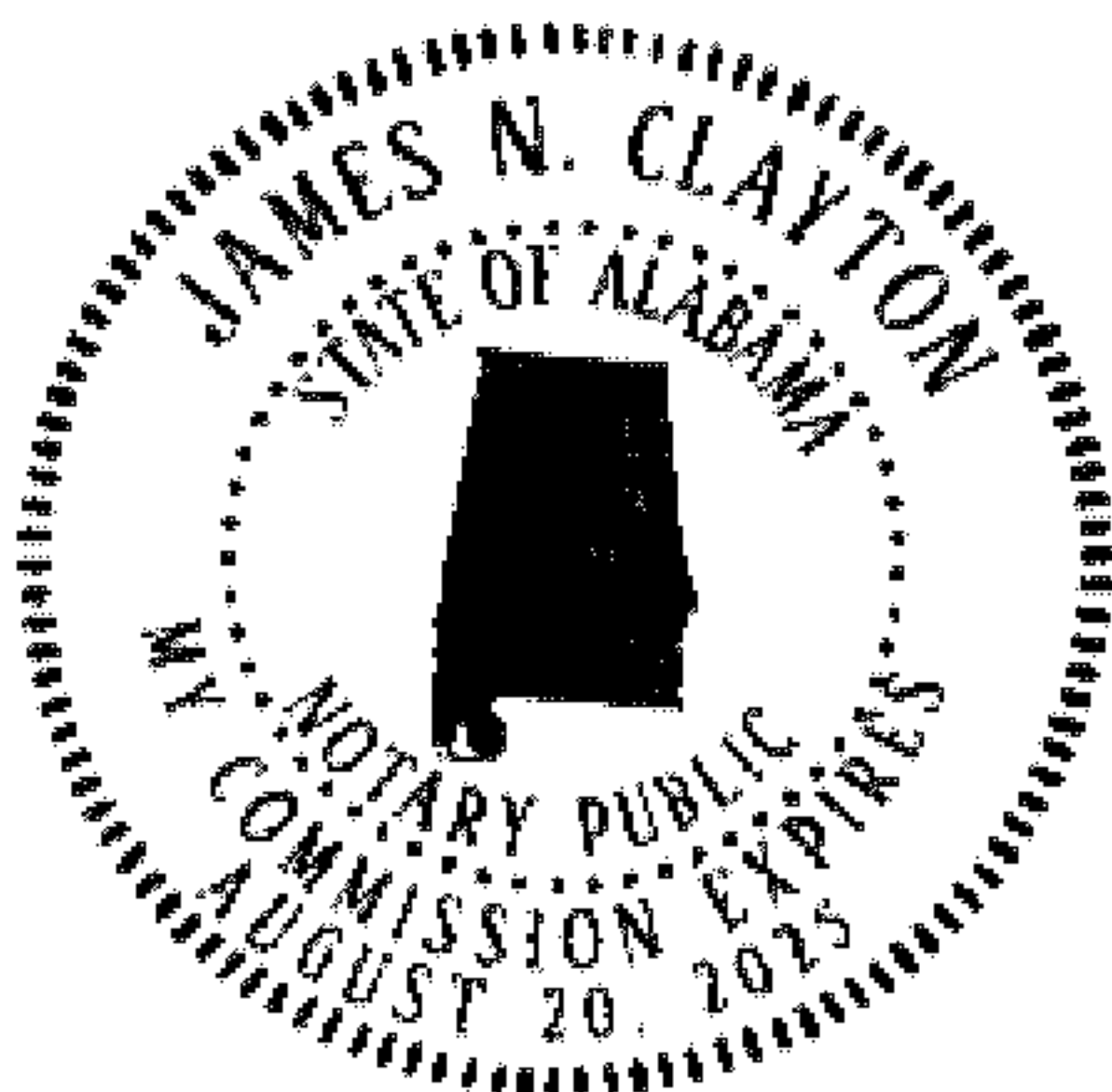
STATE OF ALABAMA

COUNTY OF Lee

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

Given under my hand and official seal this 15th day of July, 2022.


Notary Public
My Commission Expires: 8/20/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/20/2022 03:36:52 PM
\$81.00 JOANN
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Allie S. Bayl