

20220727000293450
07/27/2022 09:12:33 AM

Send tax notice to:
MARC QUENTIN SONNIER, JR.
312 FAIRFAX WAY
BIRMINGHAM, AL, 35242

DEEDS 1/2
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022373

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **CALEB D CROTWELL and LAUREN D CROTWELL, HUSBAND AND WIFE** whose mailing address is: 756 Collier Avenue, Fairhope, AL 36532 (hereinafter referred to as "Grantors") by **MARC QUENTIN SONNIER, JR. and BINGYAN WANG** whose property address is: **312 FAIRFAX WAY, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of The Glen at Greystone, Sector One, as recorded in Map Book 15, page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and Immunities relating thereto, including release of damages.
4. Right-of-way granted to Alabama Power Company recorded in Real 386, Page 389 and Inst. No. 1992-26824.
5. Sanitary Sewer Service with SWWC Utilities, Inc. recorded in Inst. No. 2013-469370.
6. Greystone Close Development Reciprocal Easement Agreement recorded in Real 346, Page 848; Real 380, Page 639; Inst. No.: 1993-29620; Inst. No. 1995-16399; Inst. No. 2001-57315; Inst. No. 2004-271300.
7. Declaration of Covenants, Conditions and Restrictions recorded In Real 346, Page 873; Real 380, Page 635 and Inst. No. 1995-16398.
8. Covenant and Agreement for Water Service recorded in Real 235, Page 574.

\$360,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22 day of July, 2022.




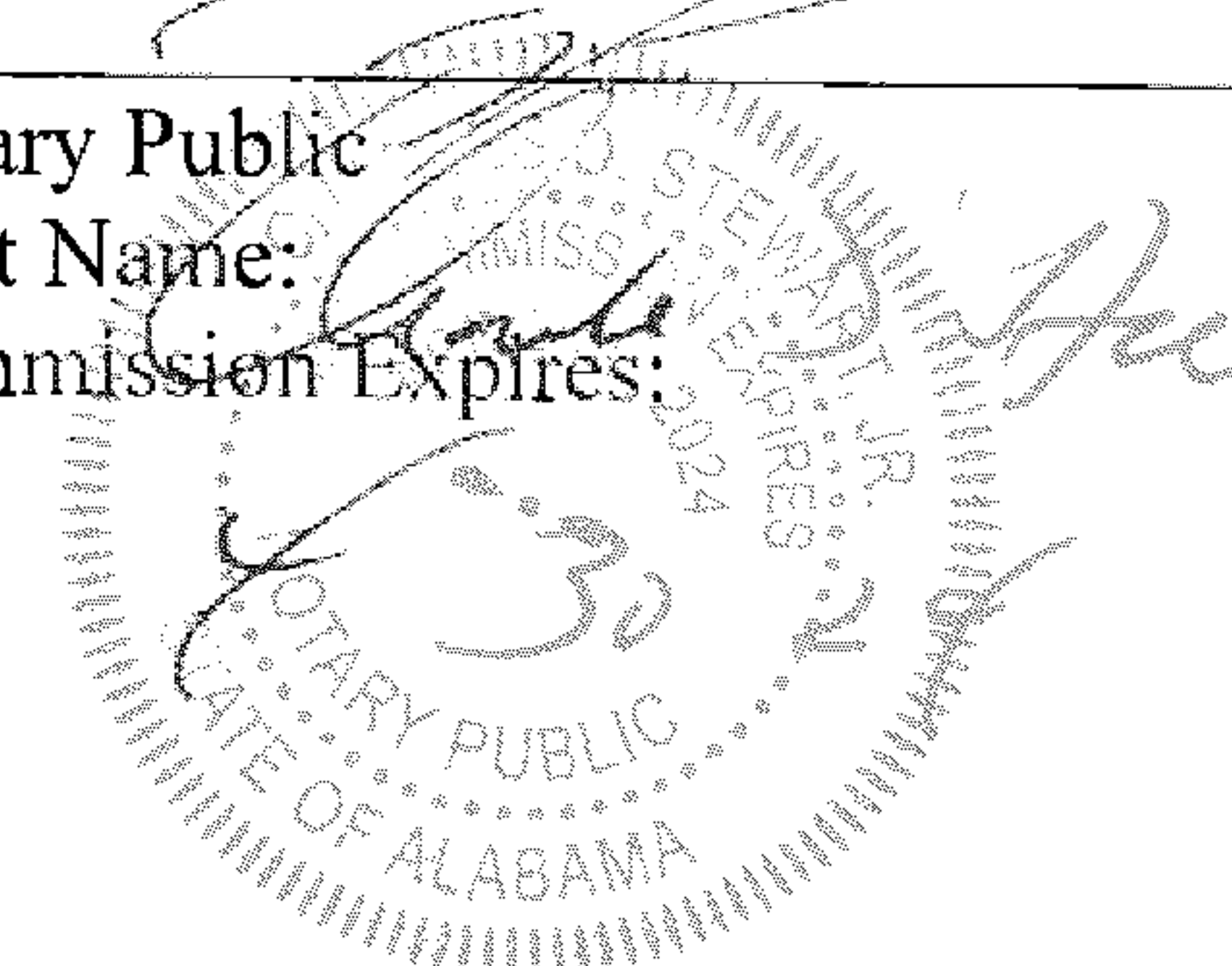

CALEB D CROTWELL


LAUREN D CROTWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CALEB D CROTWELL and LAUREN D CROTWELL whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of July, 2022.


Notary Public
Print Name: 
Commission Expires: 




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/27/2022 09:12:33 AM
\$115.00 BRITTANI
20220727000293450

