

Send Tax Notice to:
Helen H. Crocker and Mark S.
Crocker

212 S River Dr
Shelby, AL 35143

This Instrument Prepared By:

Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-5357

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$248,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Virgle Allen Bussey and Stacey Renee Bussey, husband and wife (herein referred to as "Grantor," whether one or more), whose mailing address is

304 Highway 343, Columbiana, AL 35051

by **Helen H. Crocker and Mark S. Crocker (herein referred to as "Grantee," whether one or more),** whose mailing address is

42 Hercules Lane, Chelsea, AL 35043

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 property, which has a mailing address of **212 S River Dr, Shelby, AL 35143**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$148,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), 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 sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 12th day of December, 2022

Virgle Allen Bussey
Virgle Allen Bussey

Stacey Renee Bussey
Stacey Renee Bussey

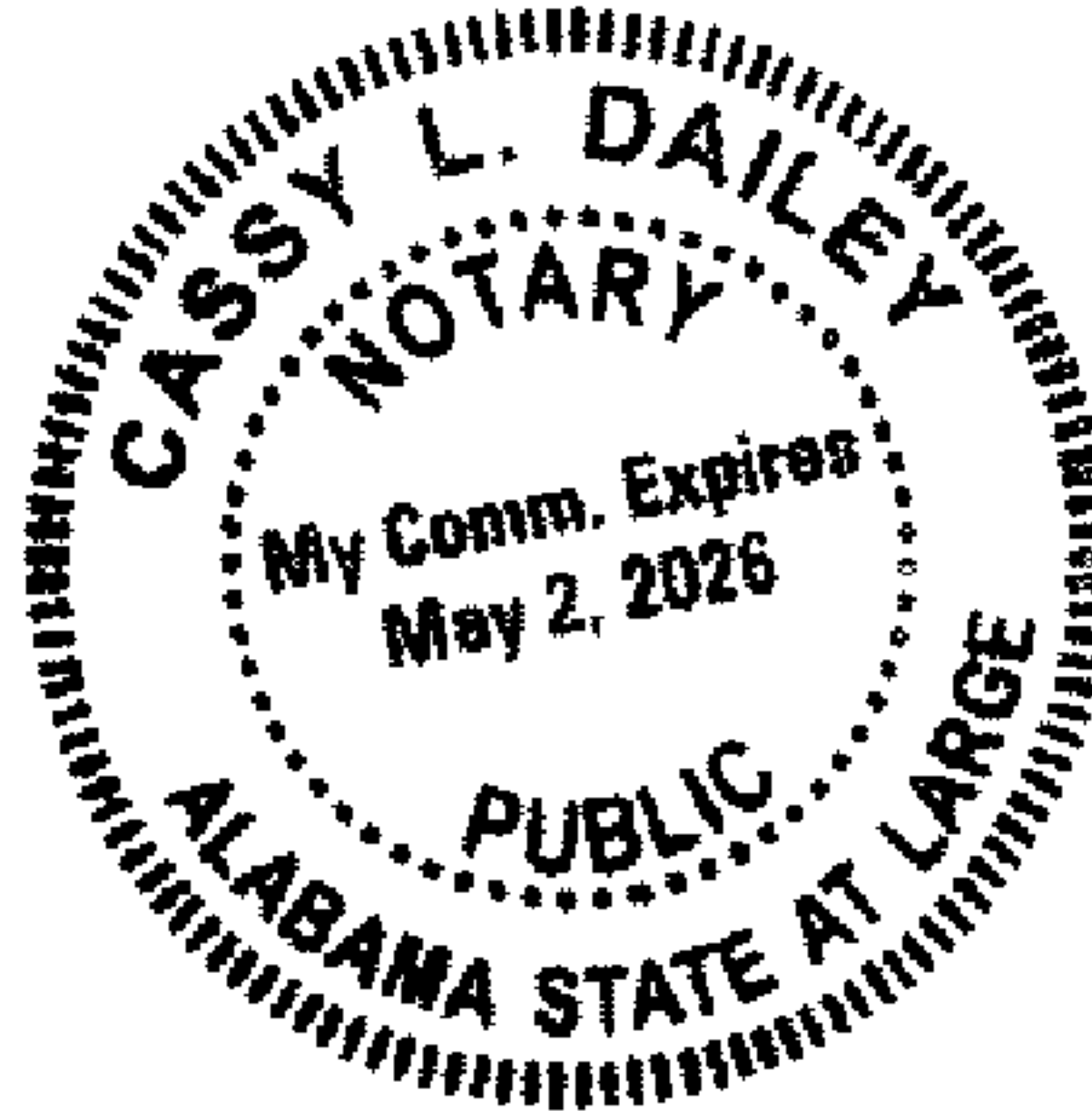
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Virgle Allen Bussey and Stacey Renee Bussey whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2022.

Cassy L. Dailey
Notary Public

My Commission Expires:



Property 1:
PARCEL I:

Lot 62, according to the survey of LaCocsa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

PARCEL II:

A part of Lot 61, LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Lot 61; thence run Northwest along the line between Lots 61 and 62 a distance of 38.80 feet to a point on the edge of a concrete drive and the point of beginning; thence turn right 03 degrees 06 minutes 24 seconds and run Northwest along the edge of said drive 73.81 feet; thence turn left 31 degrees 10 minutes 45 seconds and run Northwest along the edge of said drive 8.50 feet to a point on the line between said lots; thence turn left 151 degrees 55 minutes 39 seconds and run Southeast along said lot line 81.20 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2022 11:26:28 AM
\$128.00 BRITTANI
20221214000451170

Allen S. Bayl