

Send Tax Notice to:
Jared T. Crum and Allison B. Craft
1119 1st Ave W
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-5514

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$199,900.00)** 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 **Joyce W. Phillips, an unmarried woman** (herein referred to as "Grantor," whether one or more), whose mailing address is

1175 Newsome Road, Wilsonville, AL 35186

by **Jared T. Crum and Allison B. Craft** (herein referred to as "Grantee," whether one or more), whose mailing address is

1305 Huntley Apartment Drive, Apt 1305, Pelham, AL 35124

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 **1119 1st Avenue W, Alabaster, AL 35007**, 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.

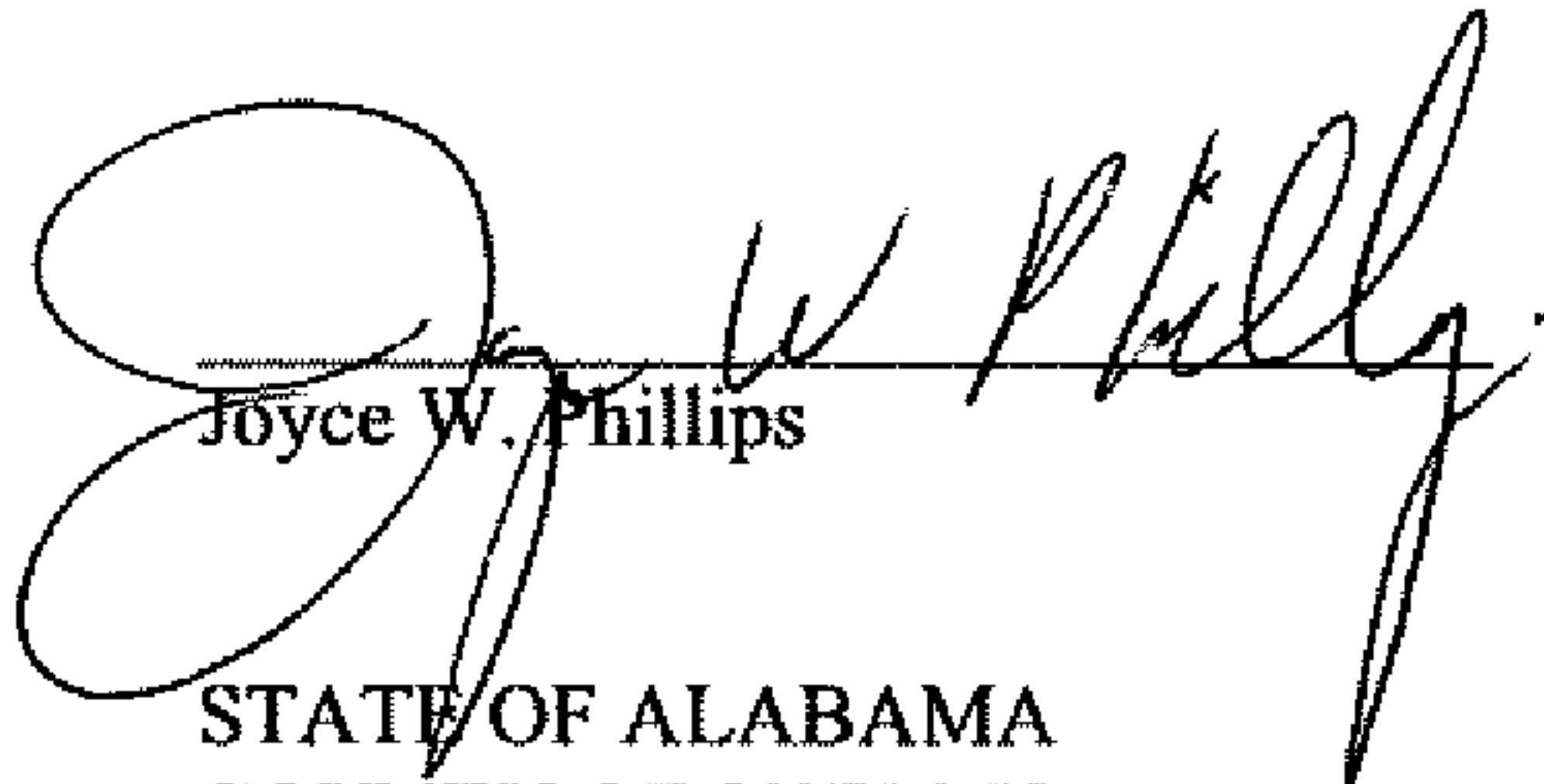
\$193,903.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

\$7,996.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND 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.

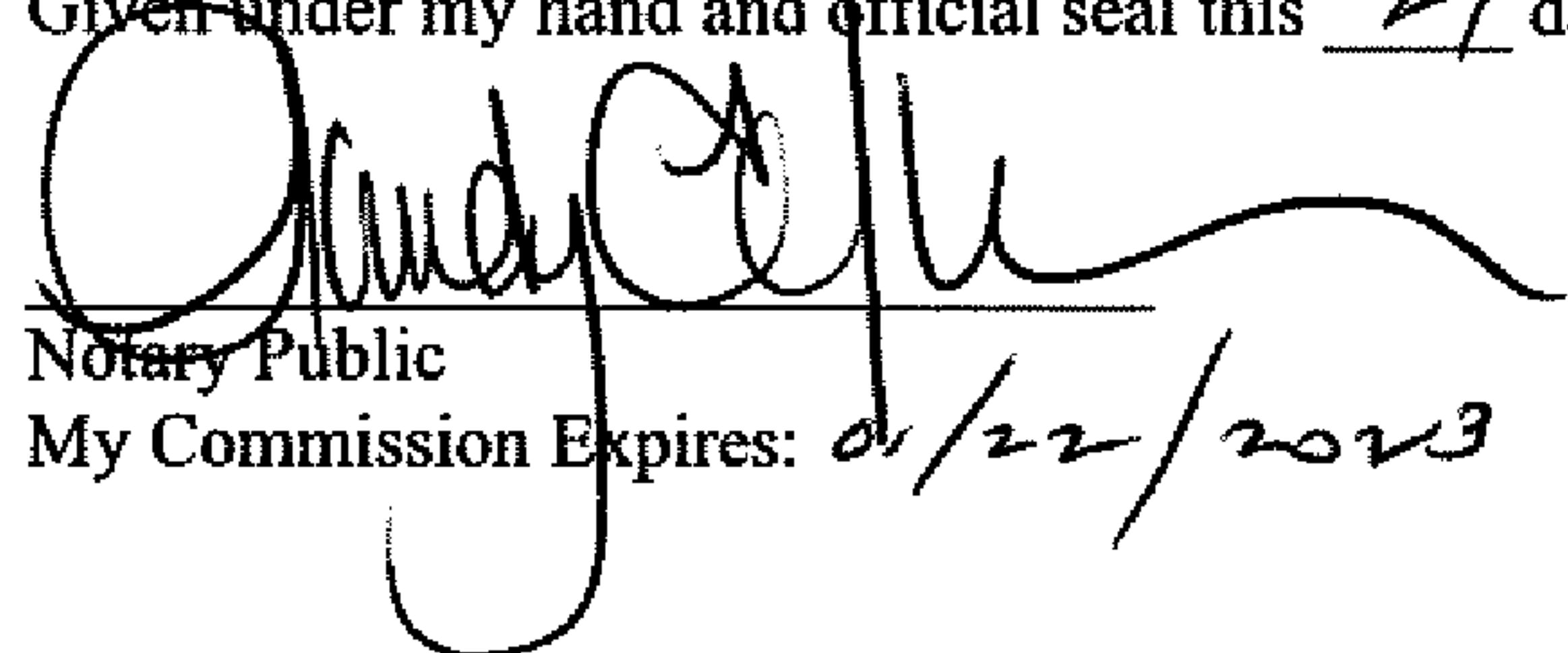
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of December,
2022

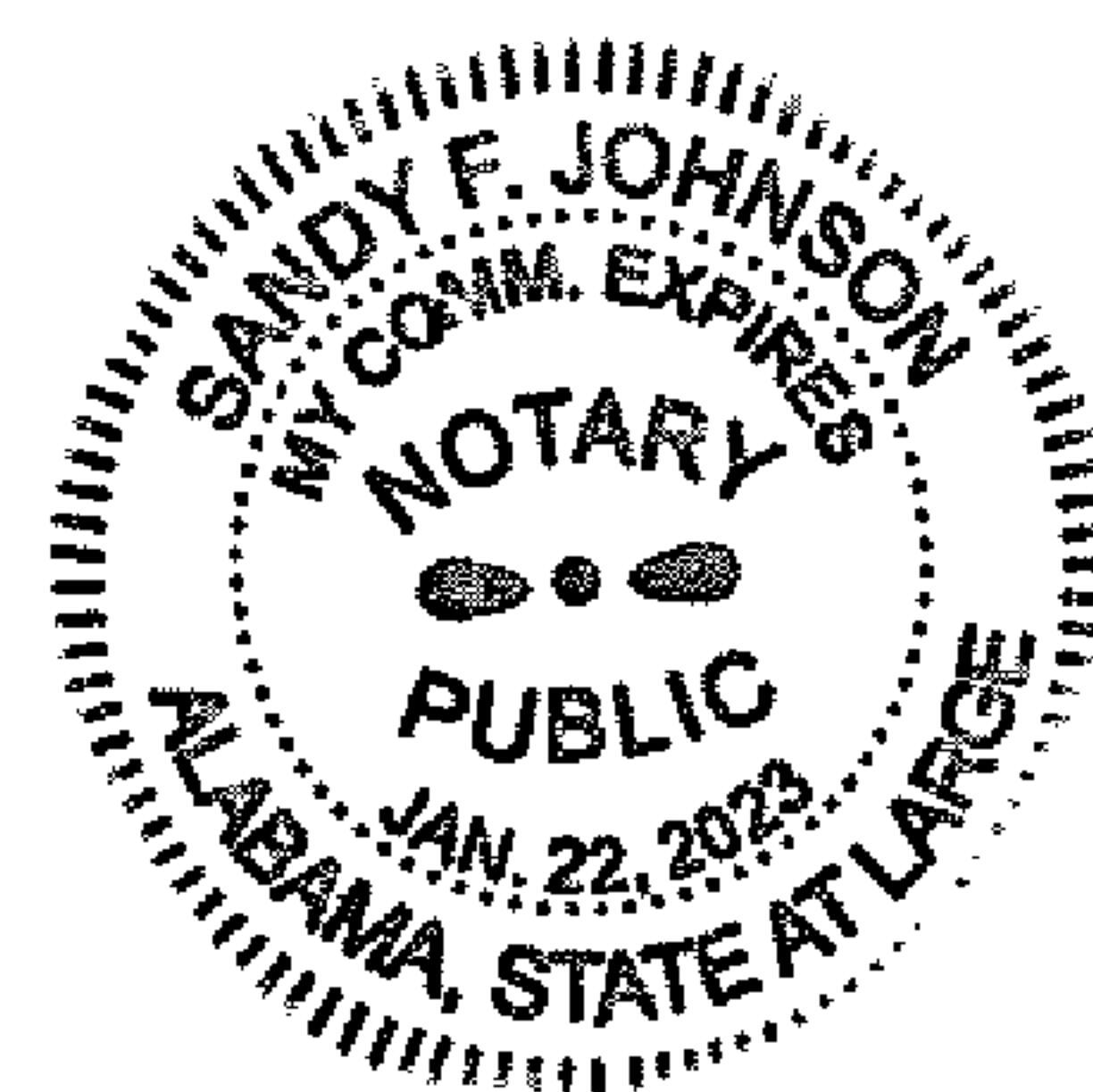

Joyce W. Phillips

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Joyce W. Phillips 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 29 day of December, 2022.


Sandy F. Johnson
Notary Public
My Commission Expires: 01/22/2023



Property 1:

A part of the Southwest Quarter of Section 35, Township 20 South, Range 3 West, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section for 71.50 feet; thence North and parallel to the West line of said Quarter Section for 173 feet, more or less to the South right of way of the Helena—Alabaster Road; thence Northwesterly along said South right of way line for 80 feet to the West line of said Quarter Section; thence South along said West line, for 221.9 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 09:22:08 AM
\$29.00 PAYGE
20230103000000650

Allie S. Bayl