

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
David Bruce Motley and Earnestine Enzer
Motley
296 Woodbridge Trail
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Eighty-Six Thousand Four Hundred Fifty And No/100 Dollars (\$586,450.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Crown Construction Co. Inc., (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto David Bruce Motley and Earnestine Enzer Motley (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 65, according to the Final Record Plat of Cameron Woods 4th Addition, as recorded in Map Book 39, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

Lot 65, Cameron Woods 4th Addition, recorded in Map Book 39, Page 125 is also referenced as being recorded in Map Book 23, Page 106, in Cameron Woods as reflected in that Judgment quieting title recorded in Inst # 20180615000213270.

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.

Subject to a third party mortgage in the amount of \$175,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the 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, the undersigned have hereunto set our hands and seals on this 31st day of March, 20 23.

Crown Construction Co. Inc.

BY: [Signature]
Charles M McLeod
President

STATE OF ALABAMA
COUNTY OF

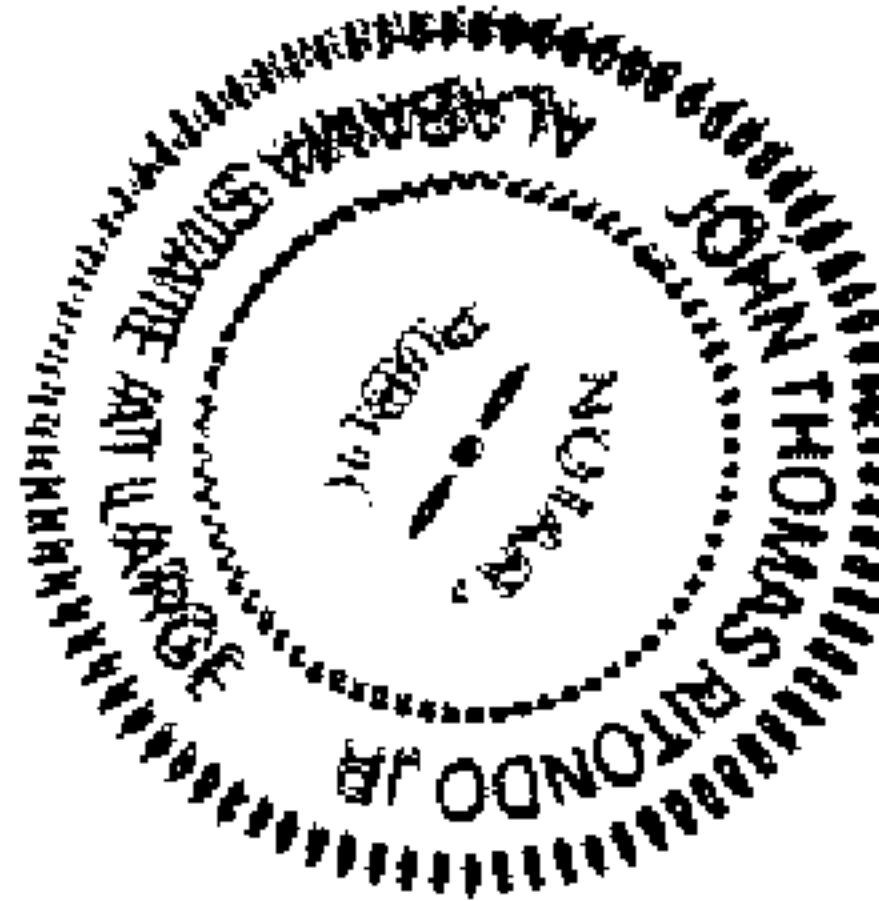
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Charles M McLeod, whose name as President of Crown Construction Co. Inc., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 31st day of March, 20 23.

[Signature]
Notary Public

My commission expires:

John Thomas Riondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 28, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Crown Construction Co. Inc.	Grantee's Name	David Bruce Motley and Earnestine Enzer Motley
Mailing Address	<u>2755 Woodrow Rd</u> <u>Shelby AL 35147</u>	Mailing Address	296 Woodbridge Trail Chelsea, AL 35043
Property Address	296 Woodbridge Trail Chelsea, AL 35043	Date of Sale	March 31, 2023
		Total Purchase Price	\$586,450.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
 ☐ Appraisal
☐ Sales Contract
 ☐ Other: _____
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Crown Construction Co. Inc., , .

Grantee's name and mailing address - David Bruce Motley and Earnestine Enzer Motley, 296 Woodbridge Trail, Chelsea, AL 35043.

Property address - 296 Woodbridge Trail, Chelsea, AL 35043

Date of Sale - March 31, 2023.

Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

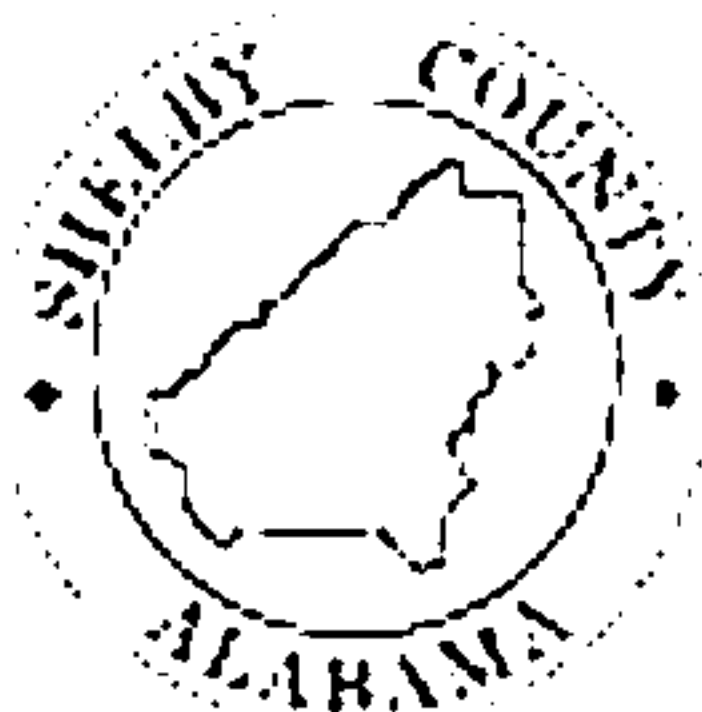
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: March 31, 2023

Sign _____
 Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2023 09:15:28 AM
\$439.50 JOANN
20230407000097530

Allen S. Bayl