

SEND TAX NOTICE TO:
Kelsey L. Moore and Nathan Polk
162 Hidden Creek Cove
Pelham, AL 35124

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 **TWO HUNDRED THIRTY ONE THOUSAND AND 00/100 (\$231,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Savanna Simpson Crawford and Lucas W. Crawford, wife and husband**, whose address is 2499 Melody Lane Northwest, Kennesaw, GA 30152 (hereinafter "Grantor", whether one or more), by **Kelsey L. Moore and Nathan Polk**, whose address is 162 Hidden Creek Cove, Pelham, AL 35124 (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 **Kelsey L. Moore and Nathan Polk, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 162 Hidden Creek Cove, Pelham, AL 35124 to-wit:**

Lot 40, according to the Survey of Hidden Creek Townhomes, Phase II, as recorded in Map Book 28 Page 37, in the Probate Office of Shelby County, Alabama.

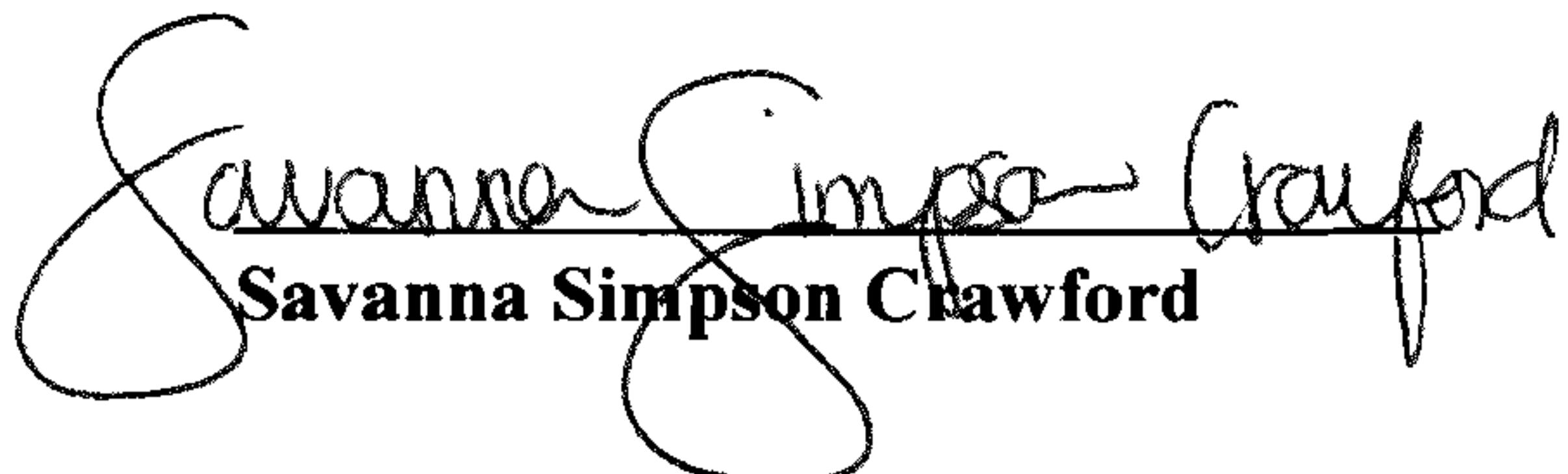
Savanna Simpson Crawford is one and the same person as Savanna Simpson, grantee in that certain deed recorded in Instrument No. 20210929000476050 in the Probate Office of Shelby County, Alabama.

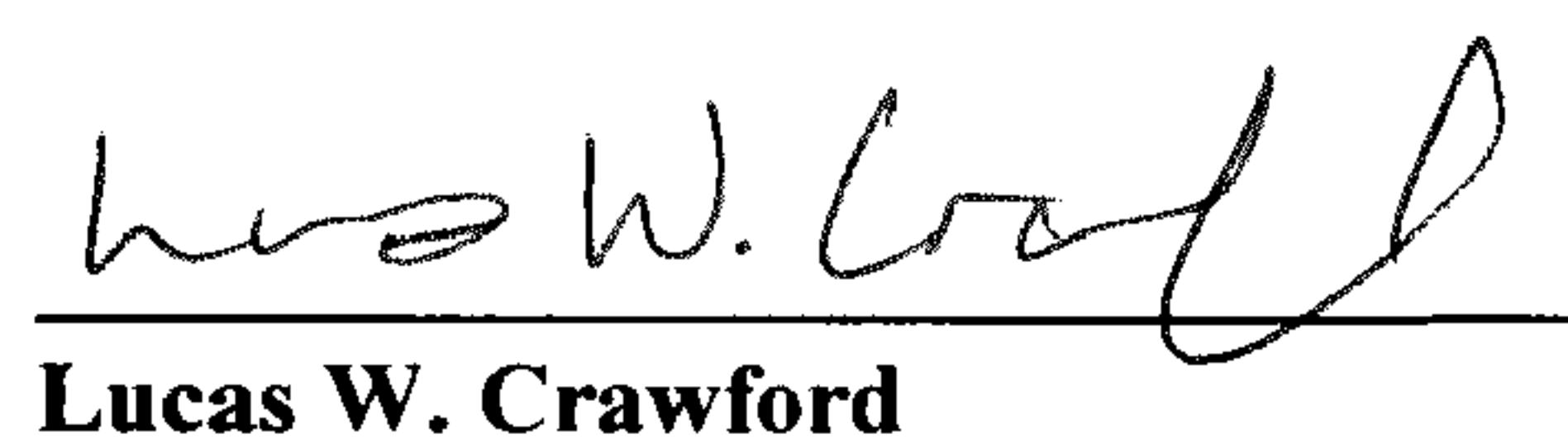
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$224,070.00 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 7th day of April, 2023.

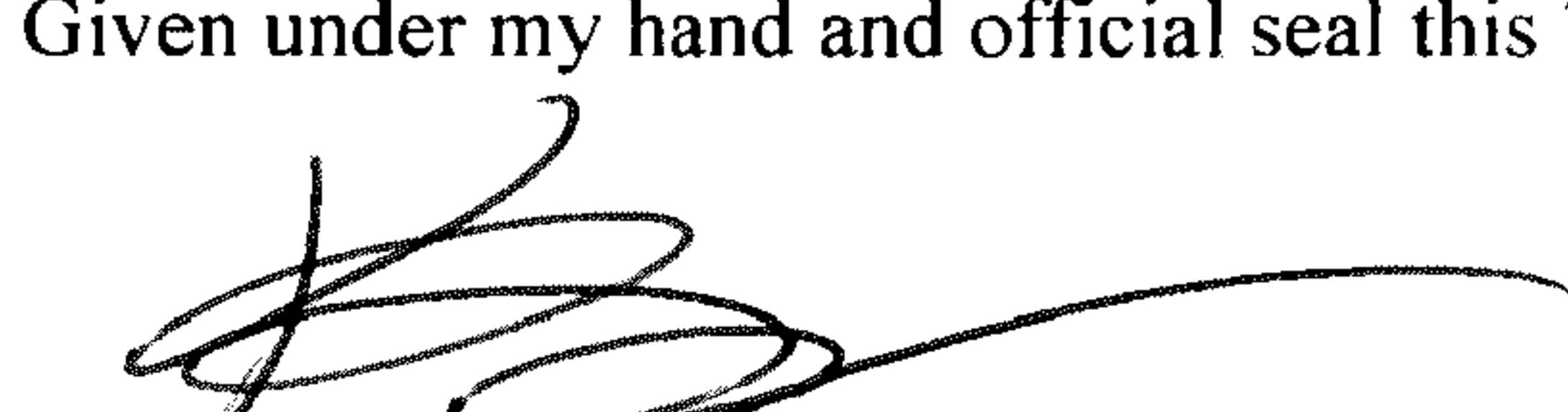

Savanna Simpson Crawford

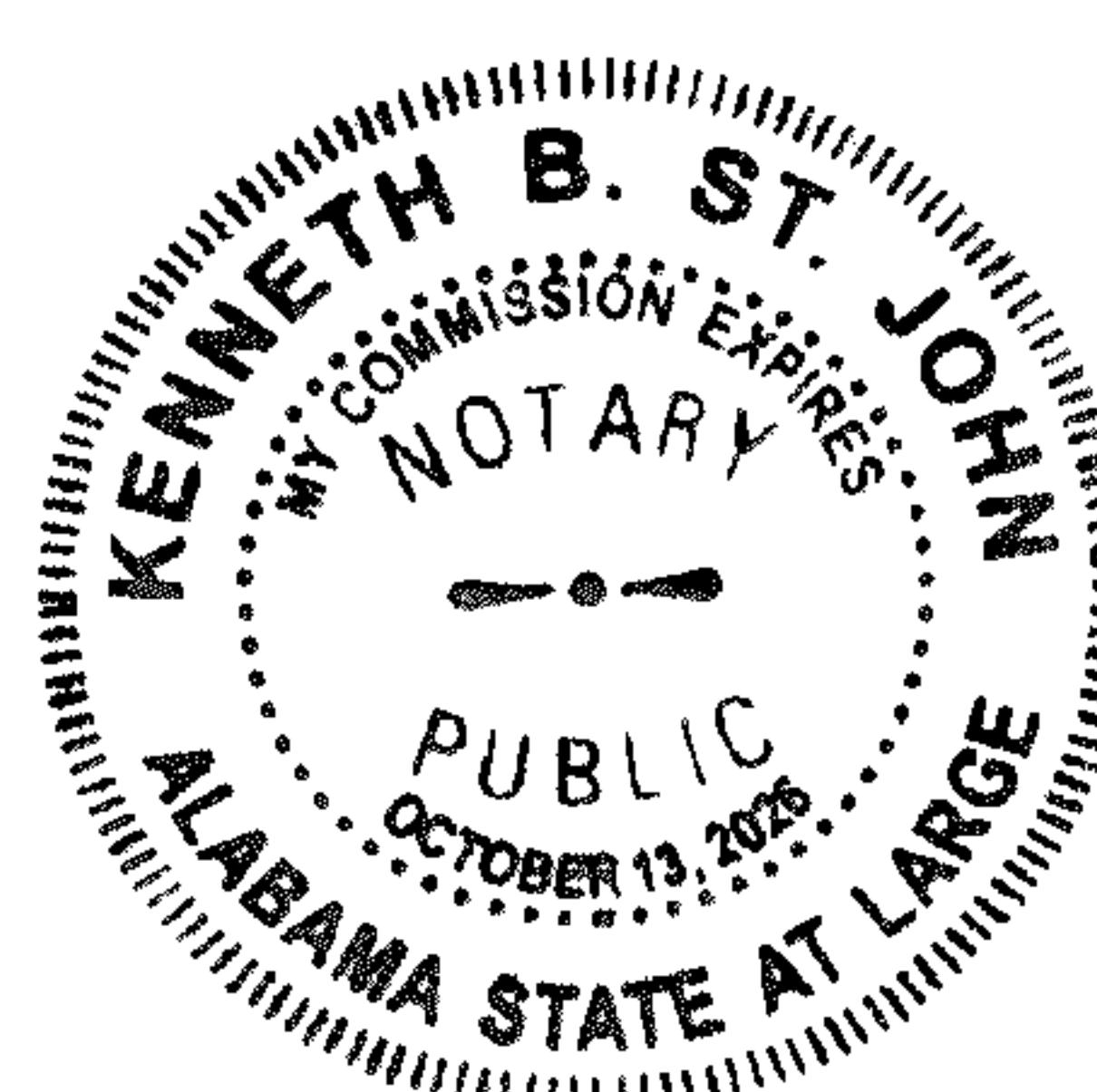

Lucas W. Crawford

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Savanna Simpson Crawford and Lucas W. Crawford whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2023.


Notary Public : **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2023 01:12:09 PM
\$33.00 JOANN
20230407000098250



