

Grantor's mailing address:  
162 Hillcrest Drive  
Montevallo, AL 35115

Grantee's mailing address:  
162 Hillcrest Drive  
Montevallo, AL 35115

**\*\*Market Assessed Value: \$232,200.00 as verified by the Tax Assessor's Office.\*\***  
Outstanding Mortgage Balance: \$122,000.00  
½ Interest Equity: \$55,100.00

## **WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the undersigned, **Ashley Wynn FKA Ashley Houser**, a(n) married woman (herein referred to as GRANTORS, do hereby GRANT, BARGAIN, SELL and CONVEY unto **Ashley Wynn and Cornell Houser** (herein referred to as GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, located in the County of Shelby and State of Alabama, to-wit:

**Lot 198, The Lakes at Hidden Forest Phase 2, according to the plat thereof recorded in Map Book 37, at Page 122, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.**

**SUBJECT TO: those certain restrictions set forth in Deed recorded in Instrument 20170321000094630.**

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

This property constitutes no part of homestead of the Grantor or her spouse.

This conveyance is made subject to an outstanding mortgage in favor of Synovus Mortgage Corp. which is filed for record in Instrument 20170321000094640 with a remaining balance in the approximate amount of \$122,000.00.

The above described property is more commonly known as 162 Hillcrest Drive, Montevallo, AL 35115.

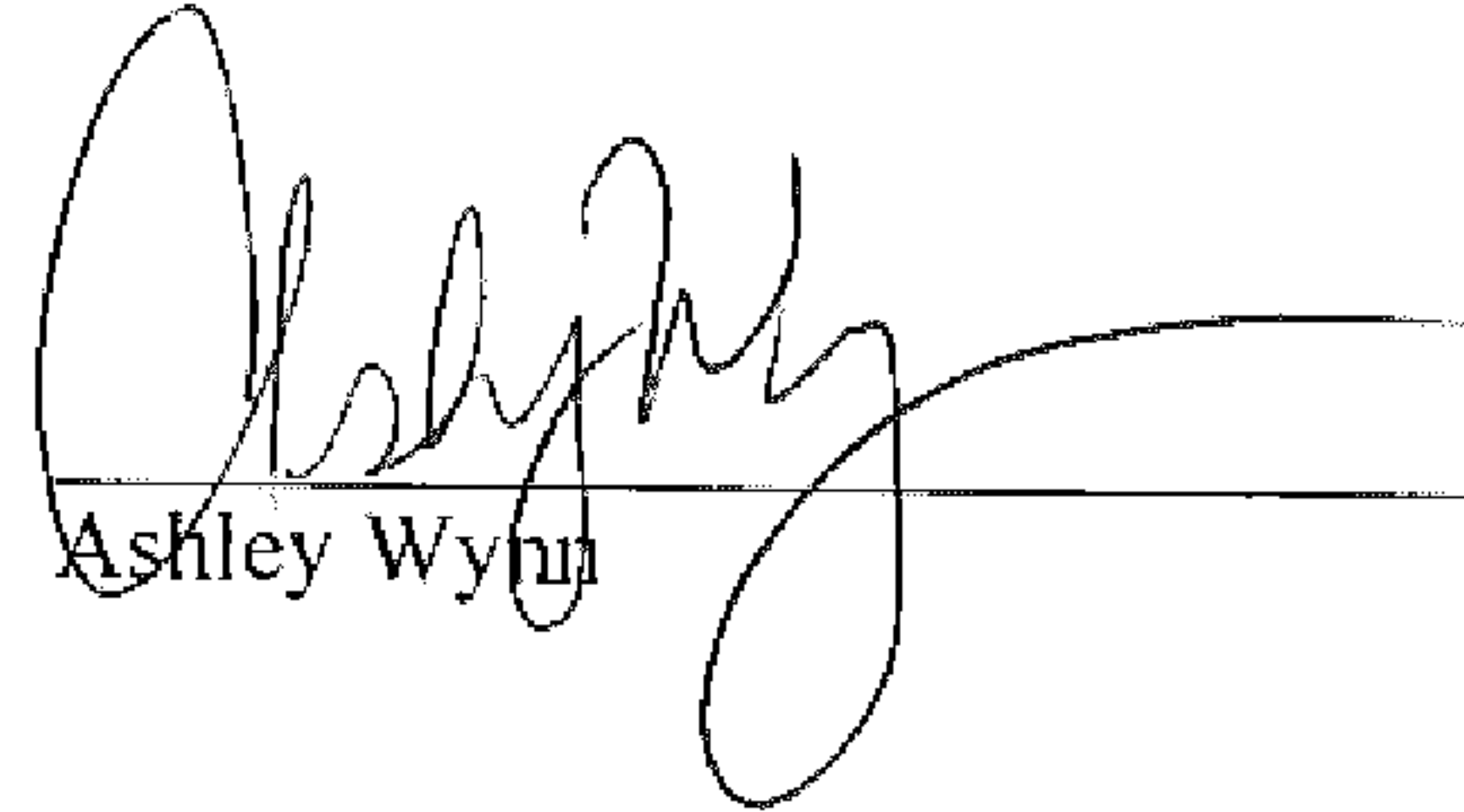
TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does covenant with the said GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEES their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF the undersigned GRANTOR has hereunto set her hand and seal, this 10 day of May, 2023.

WITNESS:

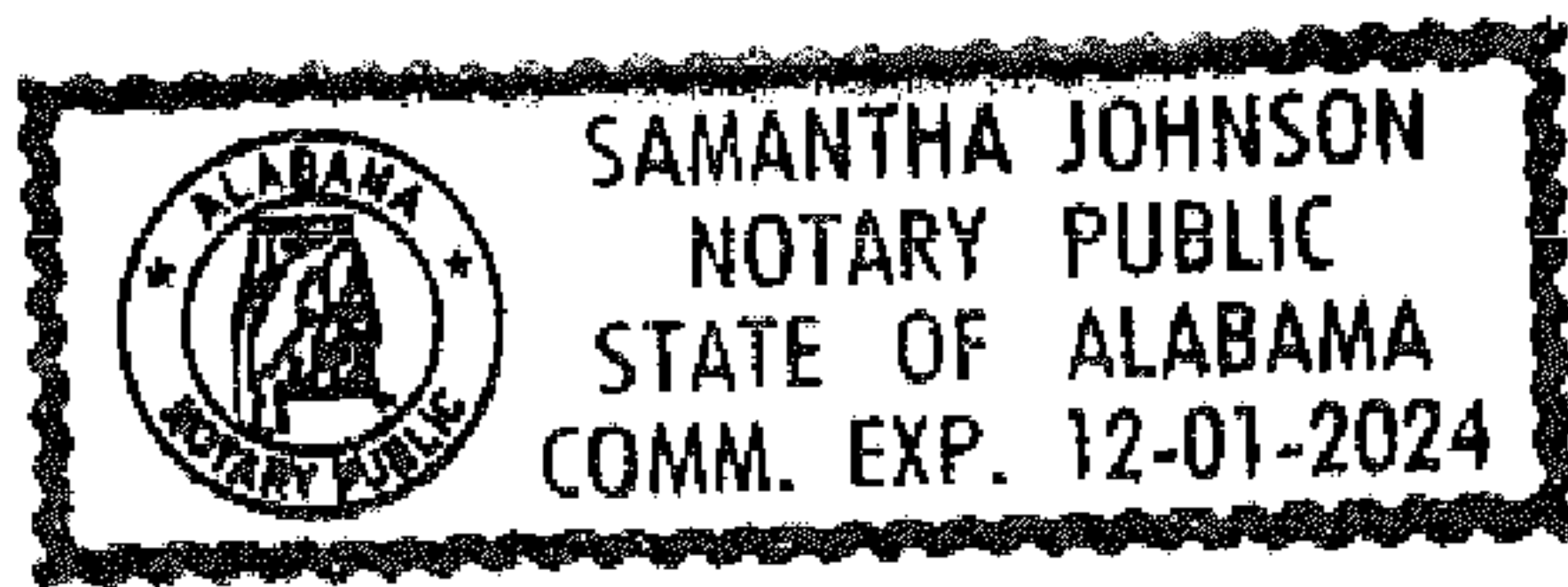
\_\_\_\_\_

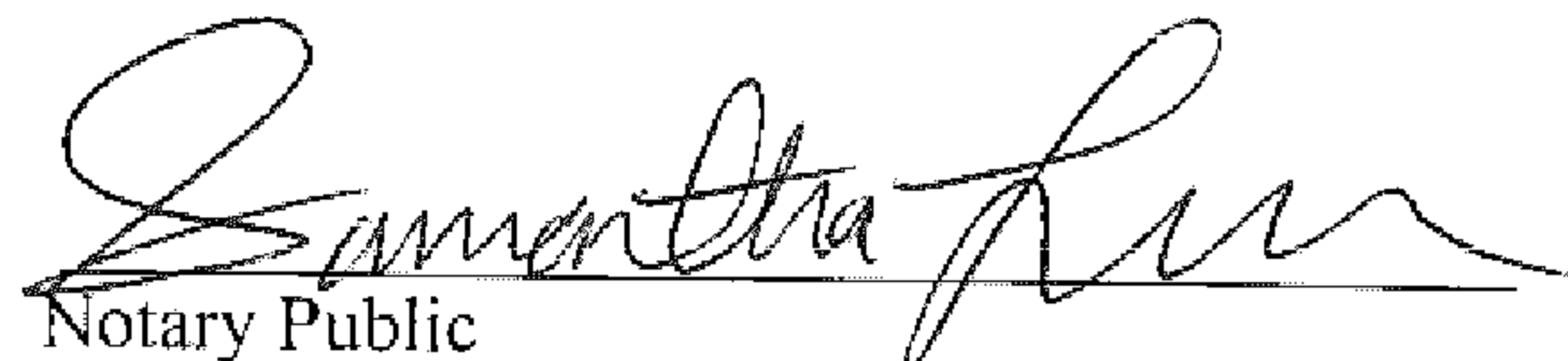
  
\_\_\_\_\_  
Ashley Wynn (L.S.)

STATE OF ALABAMA  
COUNTY OF Montgomery

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Ashley Wynn**, whose name 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, she executed the same voluntarily on the day the same bears date.

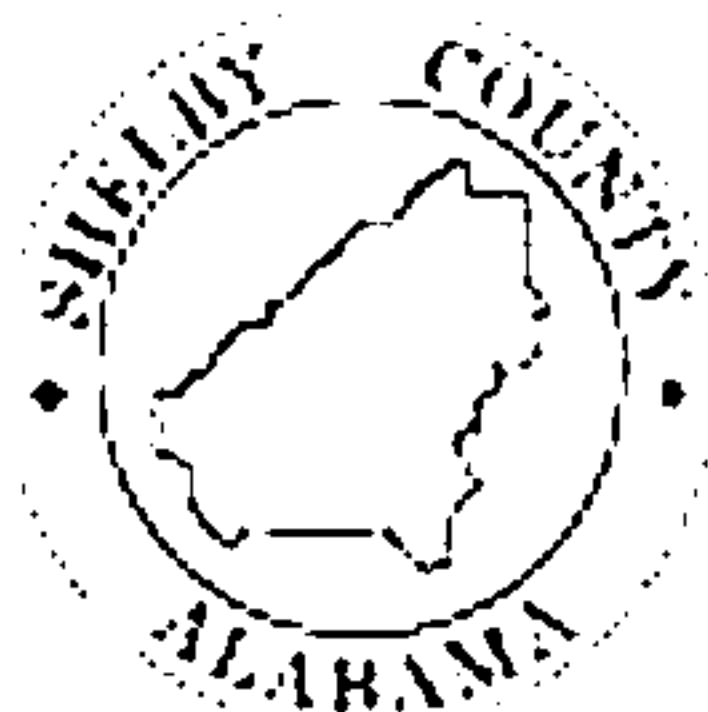
Given under my hand and official seal this 10 day of May, 2023.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

\*\*No title search has been conducted. Preparer is acting as a scrivener only.\*\*

Prepared by:  
G. Barton Crum  
Crum, Ellis, & Associates, P.C.  
PO Box 1186  
Montgomery, AL 36101  
CE-5452



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/19/2023 09:37:24 AM  
\$257.50 JOANN  
20230519000149170

