

SEND TAX NOTICE TO:

Vanessa Berenice Alvarez Flores and Jenifer Angelina
Moreno Alvarez
252 Grey Oaks Drive
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 **FIVE HUNDRED SEVENTY SIX THOUSAND FIVE HUNDRED AND 00/100 (\$576,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brian S. Crocker, a single person, and Jamie B. Crocker, a single person**, whose address is 5065 Rosalyn Road, Bessemer, AL 35022 (hereinafter "Grantor", whether one or more), by **Vanessa Berenice Alvarez Flores and Jenifer Angelina Moreno Alvarez**, whose address is 252 Grey Oaks Drive, 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 **Vanessa Berenice Alvarez Flores and Jenifer Angelina Moreno Alvarez, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 252 Grey Oaks Drive, Pelham, AL 35124** to-wit:

Lot 2A, according to A Resurvey of Lots 2 and 3 of Grey Oaks, Sector 3, as recorded in Map Book 50, page 8 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.

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.

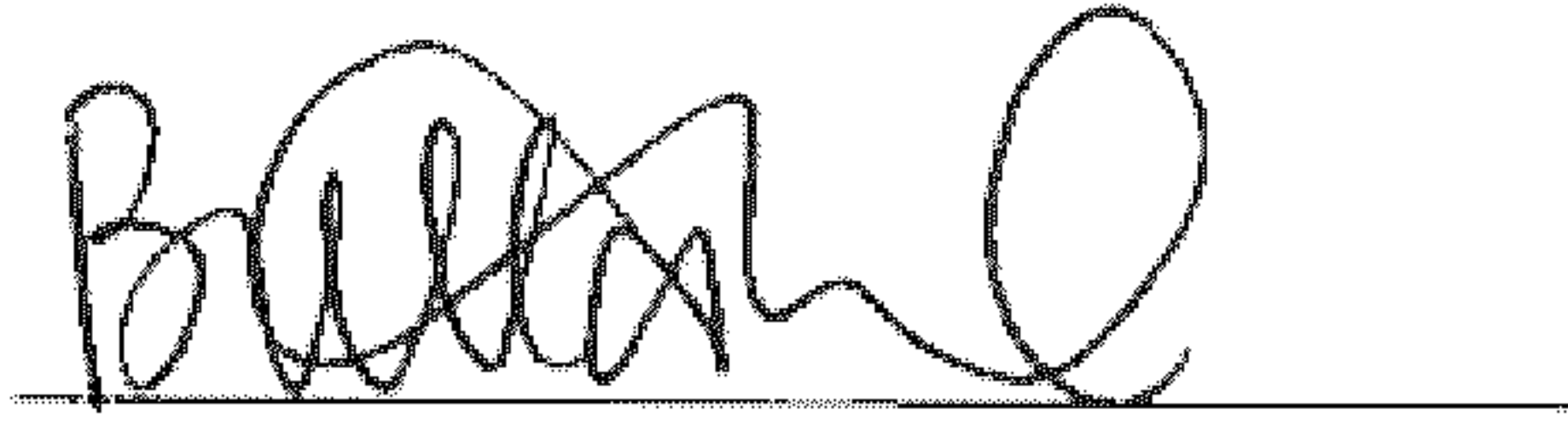
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of August, 2023.


Jamie B. Crocker

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie B. Crocker 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 21st day of August, 2023.


Notary Public
My Commission Expires:



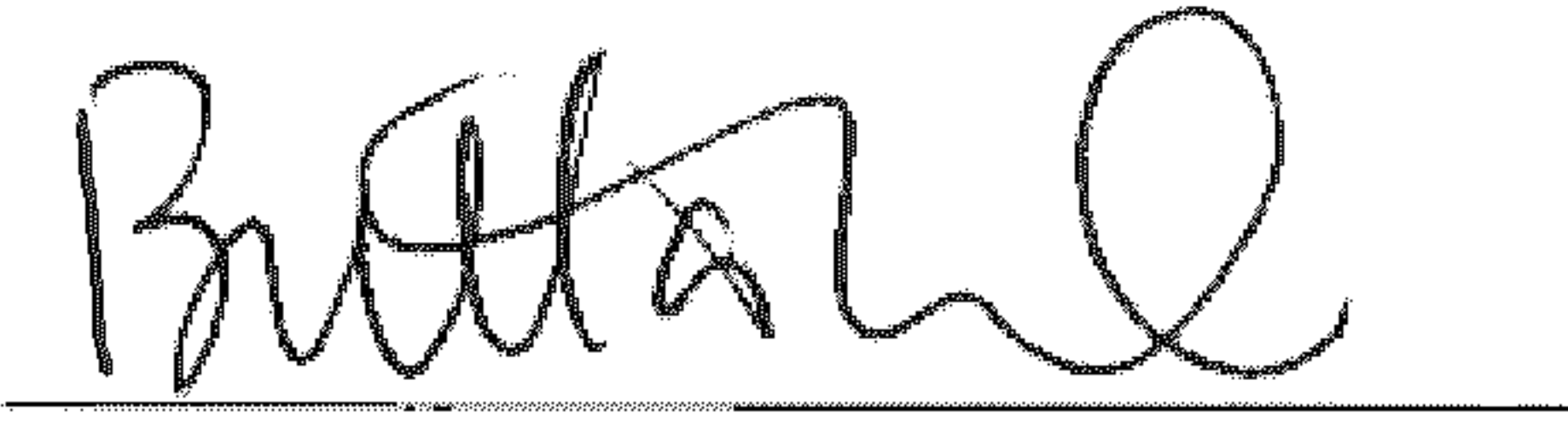
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of August, 2023.


Brian S. Crocker

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brian S Crocker 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 22st day of August, 2023.


Notary Public
My Commission Expires:

