

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

375 18<sup>th</sup> St  
Calera, AL 35040

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**Shelby COUNTY )**

**WHEREAS**, in consideration of the sum of Two Hundred Thirty Thousand and 00/100 (\$230,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Keri Ann Crim - Turner, a married person, in hand paid by the GRANTEE(S), Timothy Genry and Abby G. Genry, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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 situated in Shelby County, Alabama, to wit:

**Lots 15 and 16, in Block 89, according to J. H. Dunstan's Map and Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama.**

**Deed Ref: Inst 20230809000240330.**

**NOTE: \$160,000.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.**

**Subject to reservations, easements and rights of ways affecting subject property of record.**

**TO HAVE AND TO HOLD** to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 14th day of December, 2023.

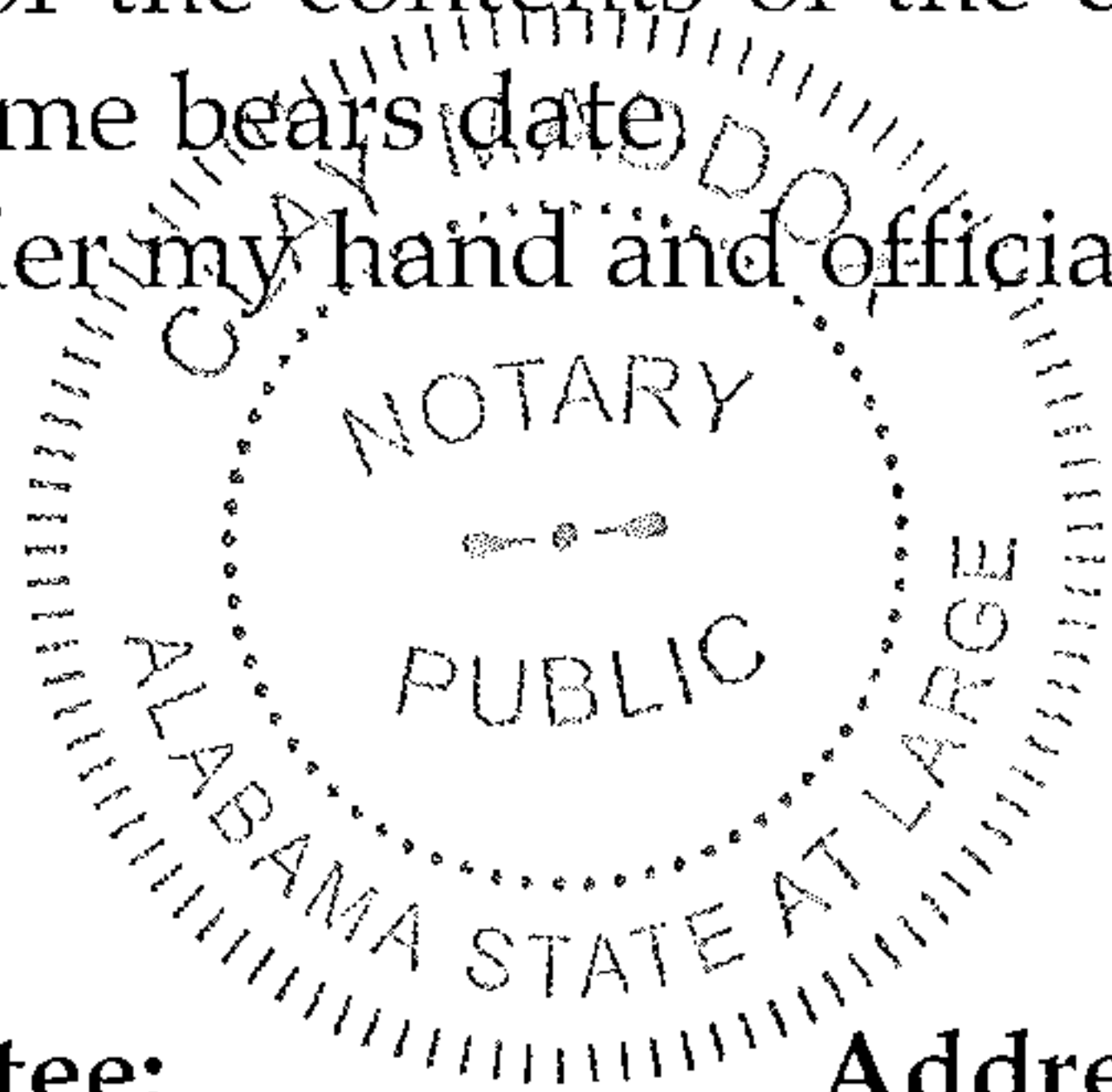


Keri Ann Crim - Turner

STATE OF Alabama )  
 )  
COUNTY OF Chilton )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Keri Ann Crim - Turner** is(are) signed to the foregoing conveyance, and who is(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 14th day of December, 2023.




NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:

375 18th Street  
Calera, AL 35040

Address of Grantor:

1025 Valhalla Way  
Calera, AL 35040

Property Address:

375 18th Street  
Calera, AL 35040

Real Value: \$230,000.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

12/15/2023 03:51:27 PM

\$95.00 JOANN

20231215000361560

*Allen S. Bezel*