

SEND TAX NOTICE TO:
Larry A. Flack and Crystal S. Flack
820 Crown Circle
Birmingham, AL 35242

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 **NINE HUNDRED THOUSAND AND 00/100 (\$900,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Marcus H. Bell and Kimberly L. Bell, a married couple**, whose address is 1041 Royal Mile, Hoover, AL 35242, (hereinafter "Grantor", whether one or more), by **Larry A. Flack and Crystal S. Flack**, whose address is 820 Crown Circle, Birmingham, AL 35242, (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 **Larry A. Flack and Crystal S. Flack, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **820 Crown Circle, Birmingham, AL 35242 to-wit:**

Lot 609, according to the Survey of Greystone Legacy, 6th Sector, as recorded in Map Book 29, page 21 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 \$675,000.00 executed and recorded simultaneously herewith.

* Larry A. Flack is one and the same as Larry Arthur Flack.

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.

**Crystal Segura Flack is one and the same as Crystal S. Flack.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of December, 2023.

Marcus H. Bell

Marcus H. Bell

Kimberly L. Bell

Kimberly L. Bell

STATE OF ALABAMA
COUNTY OF JEFFERSON

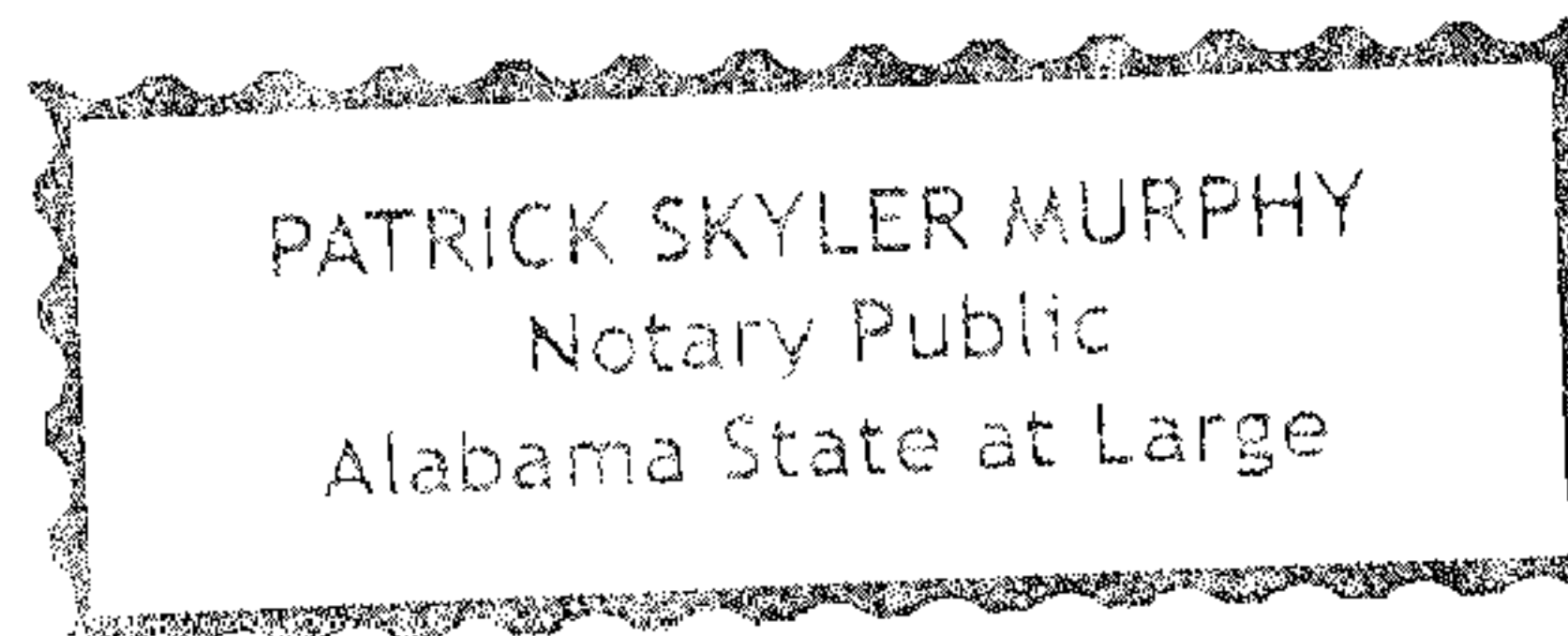
I, the undersigned Notary Public in and for said County and State, hereby certify that Marcus H. Bell and Kimberly L. Bell whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2023.

[Signature]

Notary Public

My Commission Expires: 03-25-26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2024 09:33:31 AM
\$252.00 JOANN
20240103000000760

Allen S. Bayl