

WARRANTY DEED



20240501000127240 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/01/2024 01:50:32 PM FILED/CERT

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Dr N Dorlesta Crawford
6502 Wooster Ave
Los Angeles, CA 90056

FMV ~ 156,400
per will

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to settle the estate of our mother Dorothy Harvey according to her wishes, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **DR N DORLESTA CRAWFORD AND GEORGE S CRAWFORD**, both unmarried, of 6502 Wooster Avenue, Los Angeles, CA 90056 and 3656 N Barberry Drive, Boise, ID 83703 respectively, do grant, bargain, sell, and convey unto **DR N DORLESTA CRAWFORD**, an unmarried woman, of 6502 Wooster Avenue, Los Angeles, CA 90056, the following described real estate situated in Shelby County, Alabama, to-wit: 1099 Spring Creek Road Montevallo, Ala. 35115

A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §22, Twp 22S, Range 3W, described as: Commence at the SW corner of §22, Twp 22S, Range 3W: thence run N 89°28'E along the S boundary of §22 347.34 feet; thence run N 51°35'E along the NW right of way of Shelby County Highway 12 1118.22 feet to the Point of Beginning: Thence run N 38°25'W 216 feet; thence run N 45°11'E 290.43 feet; thence run S 01°12'E 311.86 feet to a point on said right of way; thence run S 51°35'W along said right of way 100 feet to the Point of Beginning. Contains \pm 1 acre, according to a survey of Amos Cory, RLS 10550.

Source of title: The conveyed property belonged to Dorothy Harvey, recently deceased. Grantors are her only children and heirs, as she survived her parents and husband.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

N DORLESTA CRAWFORD AND GEORGE S CRAWFORD, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns,

that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **N DORLESTA CRAWFORD AND GEORGE S CRAWFORD**, for ourselves individually and for the estate of Dorothy Harvey, have set our hands and seals, this 30 April 2024.



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Witness:

Steve Sears

N Dorlesta Crawford (Seal)
N DORLESTA CRAWFORD

Steve Sears

George S. Crawford (Seal)
GEORGE S CRAWFORD

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **N DORLESTA CRAWFORD AND GEORGE S CRAWFORD**, whose names are signed to the foregoing conveyance, and who are (made) 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 30 April 2024.

Steve Sears

MY COMMISSION EXPIRES
22 MARCH 2026

Notary public