

WARRANTY DEED

20240510000139990 1/2 \$94.50
Shelby Cnty Judge of Probate, AL
05/10/2024 04:02:30 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:

Carlos Tolbert
136 Robin Street
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **DRNDORLESTA CRAWFORD**, an unmarried woman, of 6502 Wooster Avenue, Los Angeles, CA 90056, do grant, bargain, sell, and convey unto **CARLOS TOLBERT**, an unmarried man, of 136 Robin Street, Calera, AL 35040, and **YTERIA TOLBERT**, an unmarried woman, of 1089 Highway 17, Montevallo, AL 35115, equally, as a gift, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §22, Two 22S, Range 3W, and run S 245.4 feet; thence run SW 290.43 feet; thence run W 80 feet; thence run Sly 181.15 feet; thence run SW 40 feet; thence run NW 179.66 feet; thence run Nly 105.68 feet; thence run NE 96.96 feet; thence continue NE 60 feet; thence run NW 500.98 feet; thence run NE 257.6 feet; thence run SE 188.25 feet to the point of beginning.

Containing ± 4.36 acres.

Assigned ad valorem tax parcel number 27 5 22 0 001.034.013 by the Shelby County Revenue Commissioner.

Source of title: an instrument recorded 24 April 1996 at instrument number 1996:00001862000000.

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 grantees, their heirs and assigns forever.

N DORLESTA CRAWFORD, does for herself and for her administrators, heirs, and successors

Shelby County, AL 05/10/2024
State of Alabama
Deed Tax: \$69.50

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

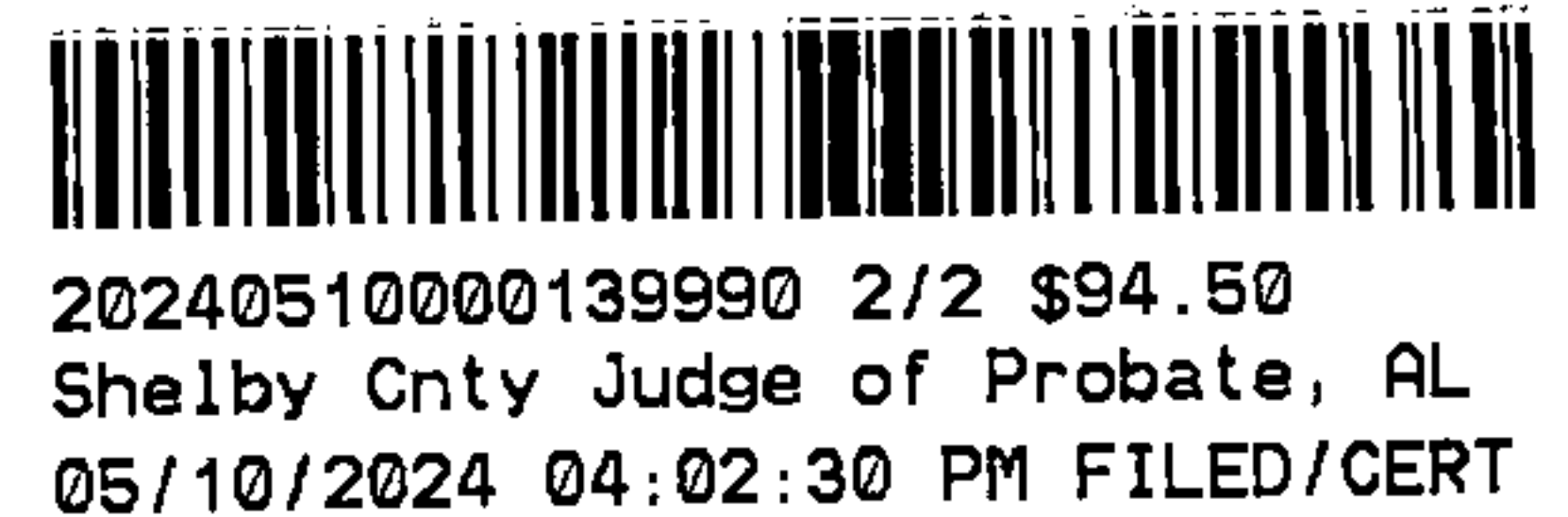
In witness whereof, I, **N DORLESTA CRAWFORD**, have set my hand and seal, this 30 April 2024.

Witness:

Steve Sears

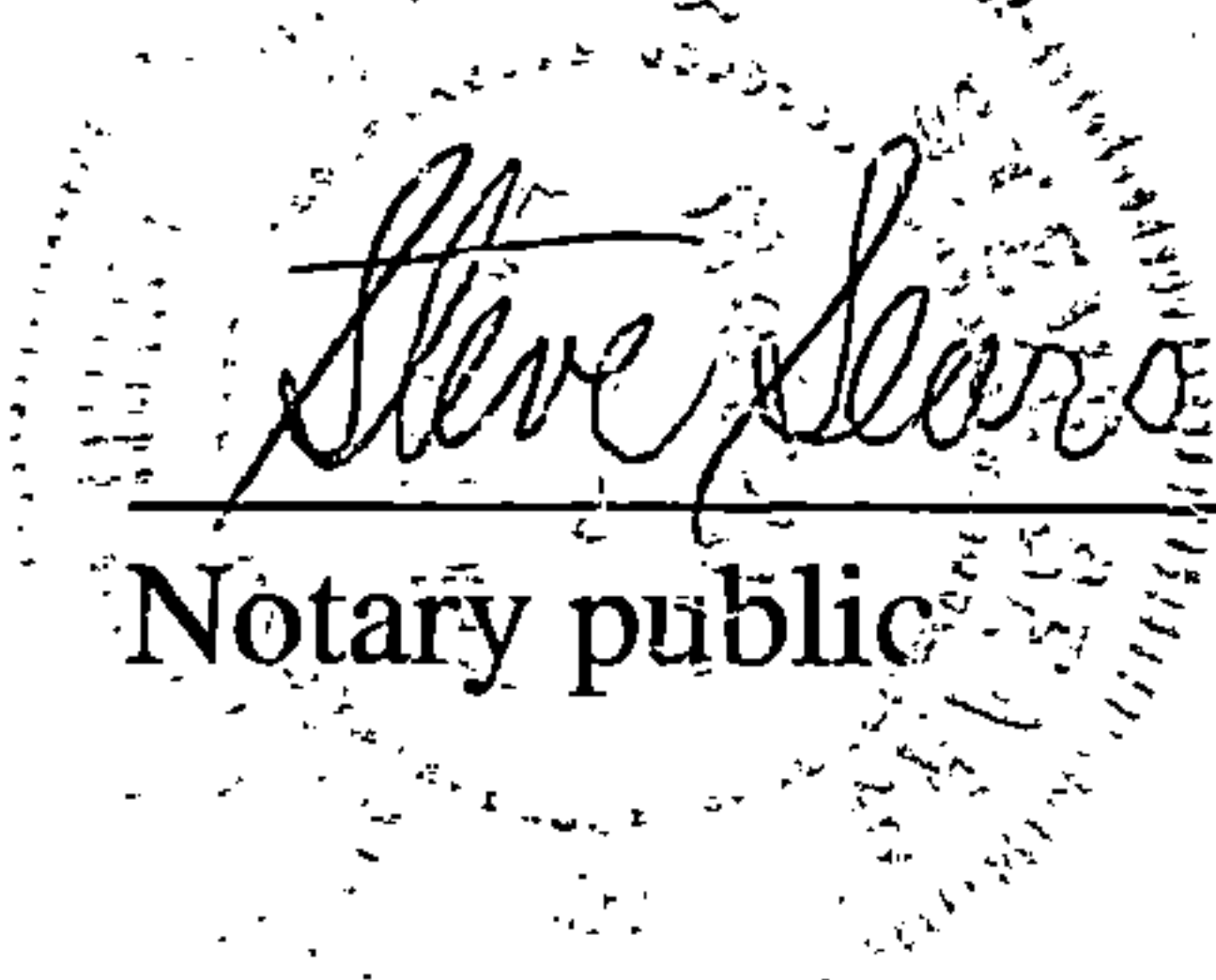
N. Dorlesta Crawford (Seal)
N DORLESTA CRAWFORD

State of Alabama)
County of Shelby)



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



MY COMMISSION EXPIRES
22 MARCH 2026

TMV = 69,500