

Send Tax Notice to:
Gage Anthony Lujan and Candice
Leigh Lujan
8026 Rockhampton Circle
Helena, AL 35080

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-24-10139

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$269,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Eric Crutchfield and Erin Barton Crutchfield, a married couple** (herein referred to as "Grantor," whether one or more), whose mailing address is

9460 FOX GAP LANE, HIXSON, TN 37343
by **Gage Anthony Lujan and Candice Leigh Lujan** (herein referred to as "Grantee," whether one or more), whose mailing address is

8026 Rockhampton Circle, Helena, AL 35080
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **8026 Rockhampton Circle, Helena, AL 35080**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Eric Crutchfield and Erin Barton Crutchfield are the surviving grantees of that certain Warranty Deed recorded in 20060418000179510. The other grantee, Eric Chris Barton, is deceased, having died on or about 11/25/2013.

\$265,010.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2 day of JAN, 2025.

Eric Crutchfield
Eric Crutchfield

Erin Barton Crutchfield
Erin Barton Crutchfield

STATE OF
COUNTY OF

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric Crutchfield and Erin Barton Crutchfield 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 2nd day of January, 2025.

Dawson Pierre
Notary Public

My Commission Expires: 04/25/27

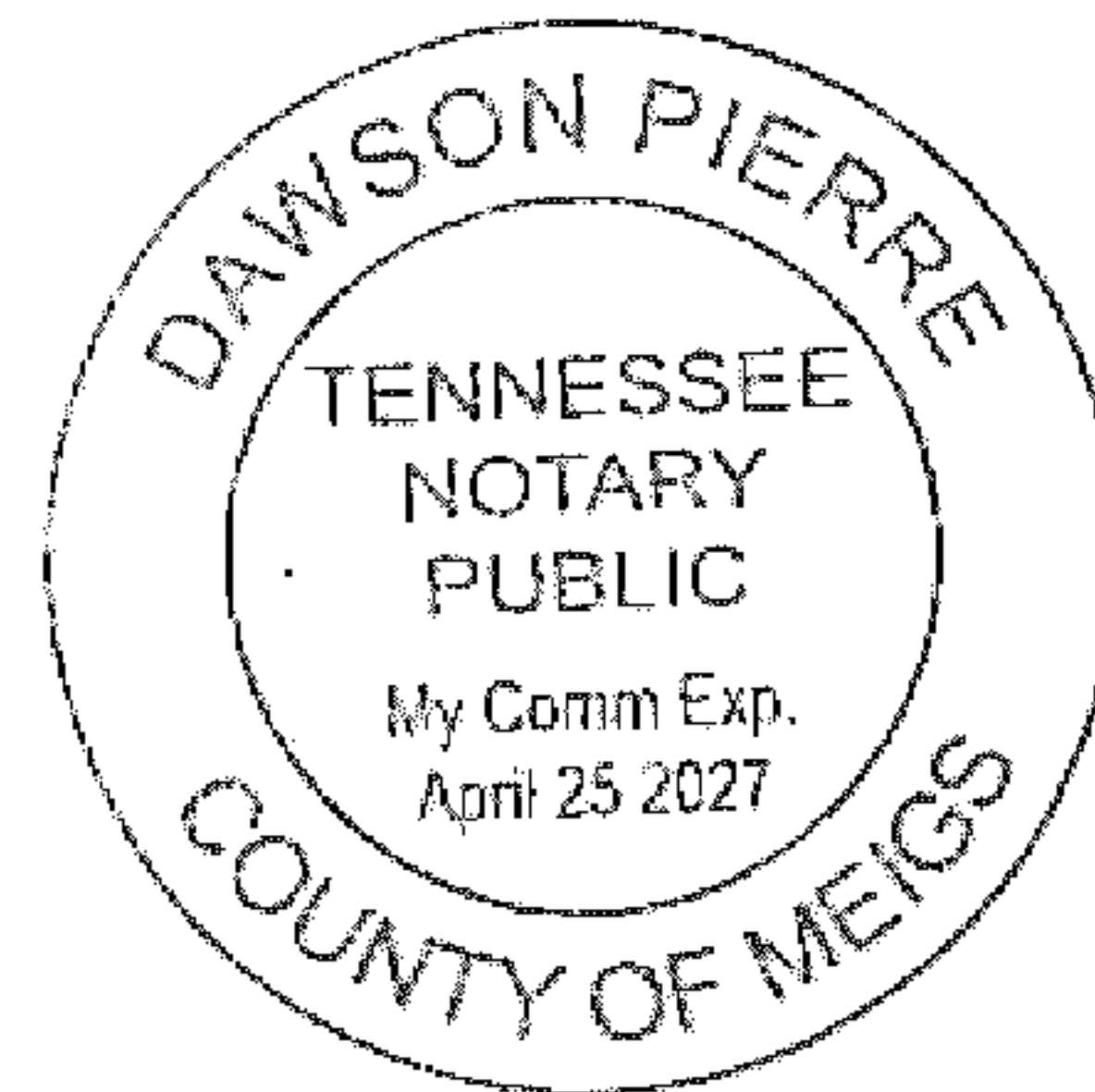


EXHIBIT A

Property 1:

Lot 427, according to the Survey of Wyndham Rockhampton Sector, as recorded in Map Book 23, Page 39, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2025 02:11:49 PM
\$33.00 JOANN
20250106000006240

General Warranty Deed - JTROS (AL)

Allen S. Bayl