

SEND TAX NOTICE TO:

Stacy M. Crawford and Patsy Burgess
237 Village Drive
Calera, AL 35040

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 **TWO HUNDRED SIX THOUSAND AND 00/100 (\$206,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Johnny A. Rice and Linda W. Rice, Trustees, or their successors in trust, under the Rice Living Trust, dated July 25, 2013, and any amendments thereto**, whose address is 360 Talon Drive, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Stacy M. Crawford and Patsy Burgess**, whose address is 237 Village Drive, Calera, AL 35040 (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 **Stacy M. Crawford and Patsy Burgess, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 237 Village Drive, Calera, AL 35040 to-wit:**

Lot 35, according to the survey of Waterford Village Sector 4, as recorded in Map Book 33, Page 86 in the Office of the Judge of Probate of Shelby County, Alabama.

Johnny A. Rice, Trustee, is also known as John A. Rice, he being one and the same person.

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 \$202,268.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, successors, 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, successors, administrators, and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of March, 2025.

Rice Living Trust, dated July 25, 2013, and any amendments thereto

By: 
Johnny A. Rice, Trustee

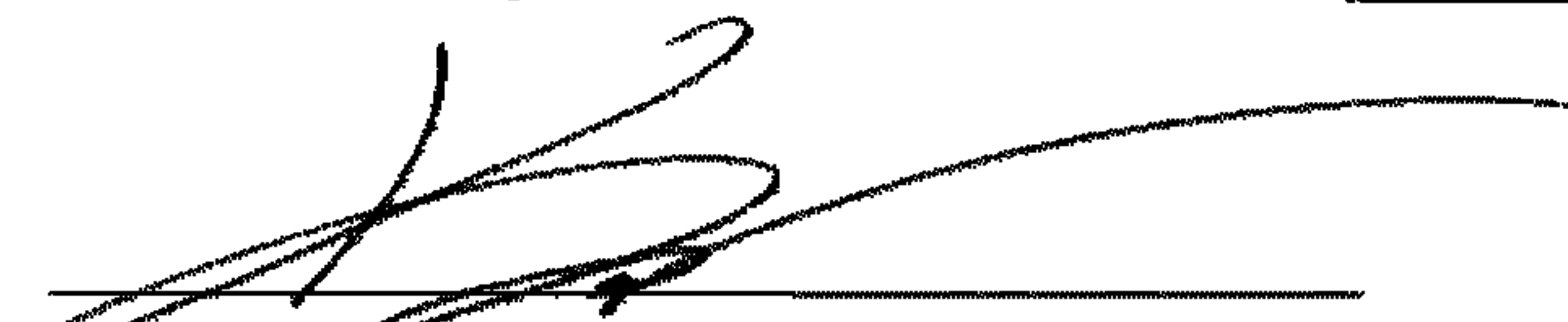
By: 
Linda W. Rice, Trustee

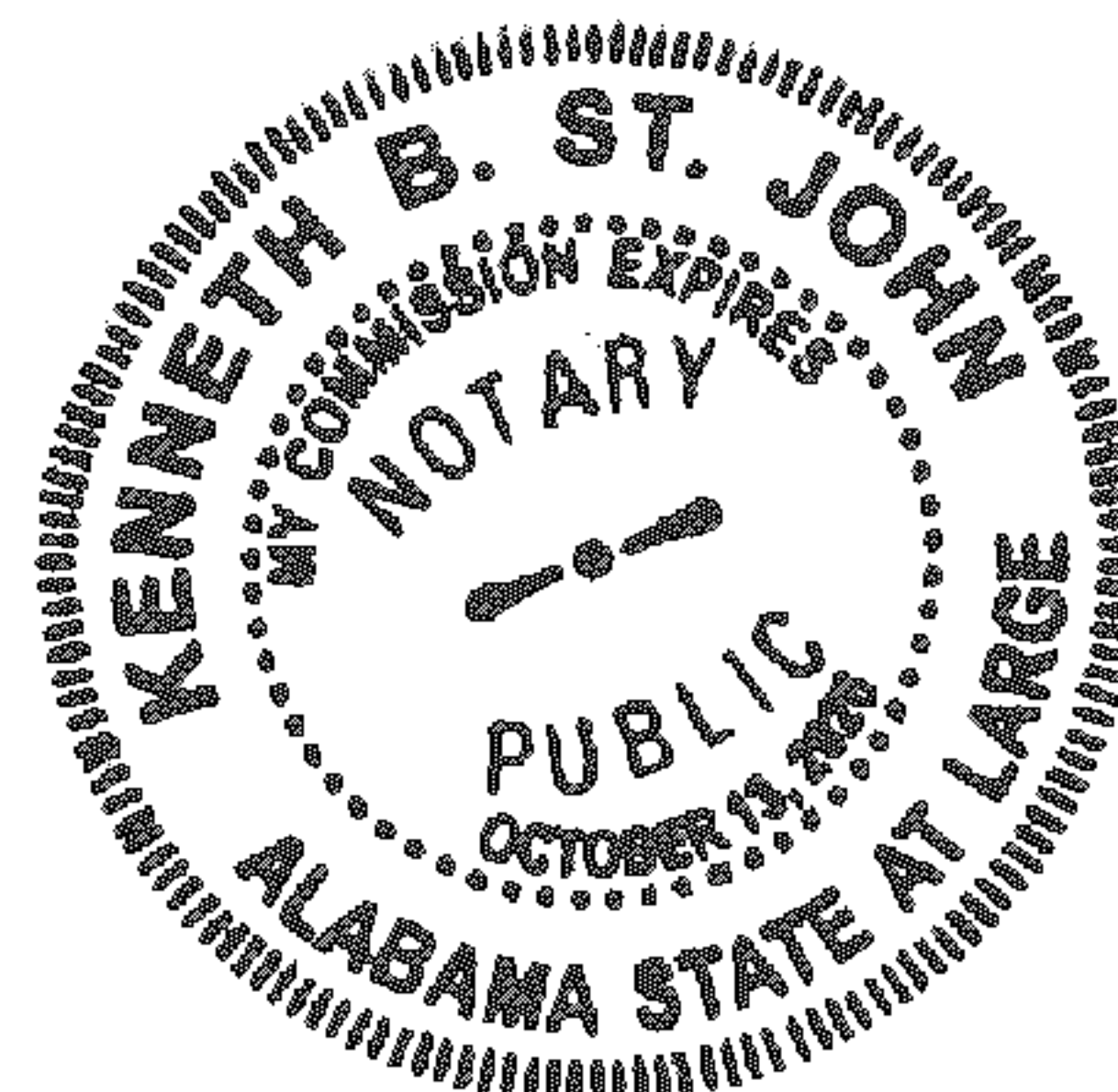
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that **Johnny A. Rice and Linda W. Rice**, whose names as Trustees of the Rice Living Trust, dated July 25, 2013, and any amendments thereto, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2025.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2025 08:15:02 AM
\$31.00 BRITTANI
20250402000096980

