

Send Tax Notice to:
Robert Ransom Crowe

340 11th Street NW
Alabaster, AL 35007

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

File: **BHM-25-2288**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SIXTY EIGHT THOUSAND AND 00/100 (\$268,000.00)** 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 **Robinson Acker and Hannah Acker, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

340 11th Street Northwest, Alabaster, AL 35007

by **Robert Ransom Crowe (herein referred to as "Grantee"),** whose mailing address is

340 11th Street Northwest, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **340 11th Street NW, Alabaster, AL 35007,** 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.

\$214,400.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 27 day of March, 2025.

Robinson Acker
Robinson Acker

Hannah Acker
Hannah Acker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robinson Acker and Hannah Acker 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 27 day of March, 2025.

Nedra McClinton Garrett
Notary Public
My Commission Expires:

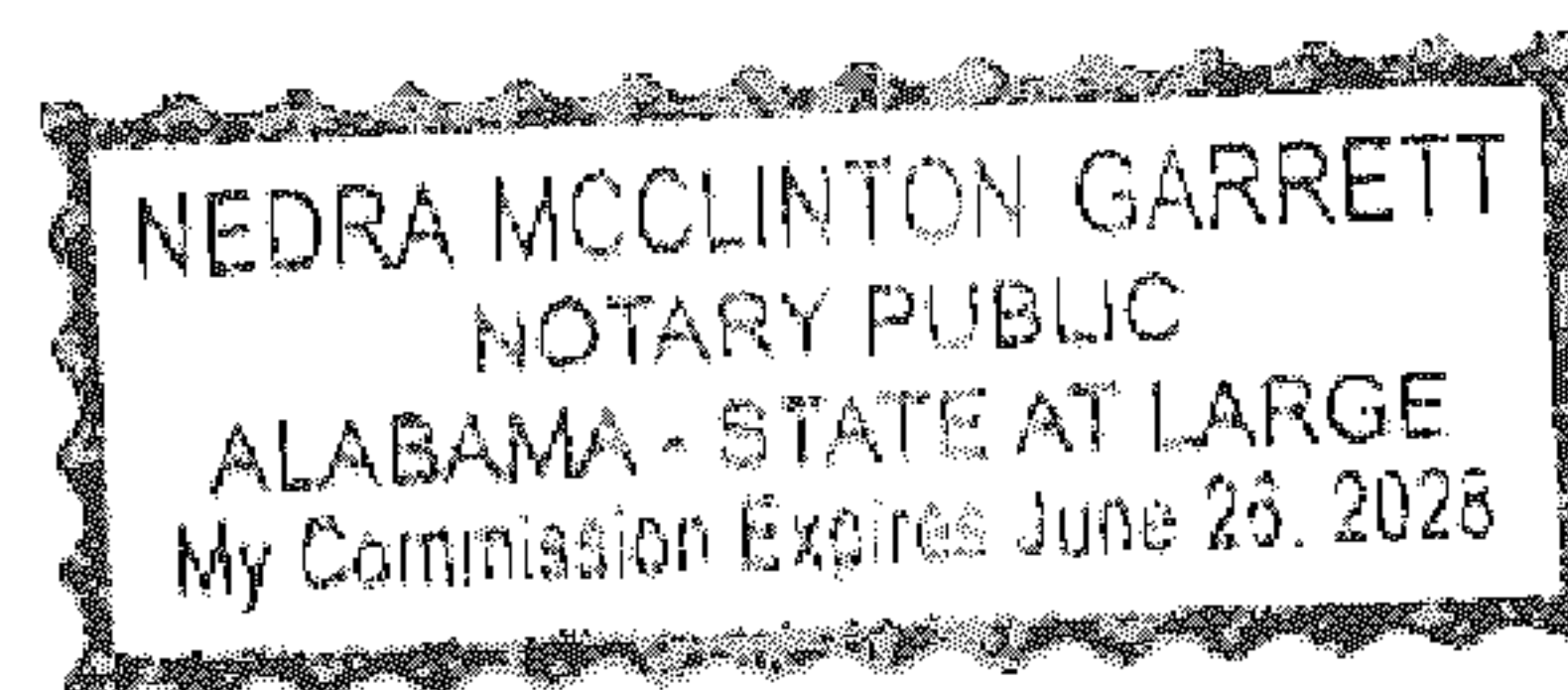
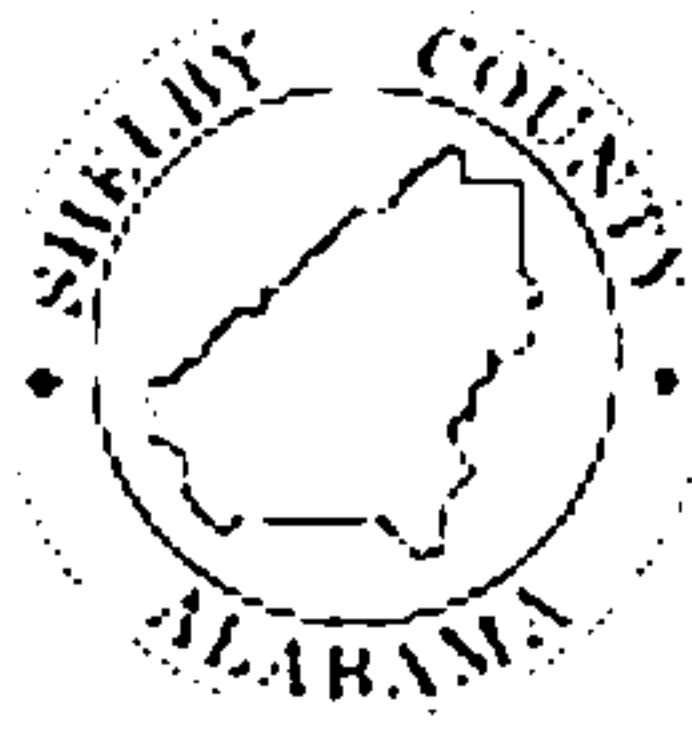


EXHIBIT A**Property 1:**

Lot #9 of Block 3 according to the resurvey of Farris-Smith Subdivision to the town of Alabaster, Alabama, as recorded in Map Book 4, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama, and also a portion of Lot 6 in Block 3 of said resurvey of Farris-Smith Subdivision more particularly described as follows: Start at the Northeast corner of said Lot 6 of Block 3 of said Subdivision and run Southerly along the East boundary line of said Lot 6 a distance of 127.6 feet to the point of beginning of the land herein described; thence continue Southerly along the said East boundary line of Lot 6 of Block 3 of said Subdivision a distance of 80 feet; thence turning at angle of 91 degrees 16 minutes to the right and run Westerly a distance of 73.32 feet, thence turning an angle of 123 degrees 31 minutes to the right and run Northeasterly a distance of 10.6 feet; thence turning an angle of 33 degrees 16 minutes to the left and run northerly a distance of 71.16 feet; thence turning an angle of 89 degrees 45 minutes to the right and run Easterly a distance of 65.39 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2025 09:12:03 AM
\$82.00 JOANN
20250403000099310

Allen S. Boyd