



20250514000146800 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
05/14/2025 11:10:00 AM FILED/CERT

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-04-6983
Documentary Evidence: Sales Contract

Send Tax Notice To:

Paul A Crawford and
Shelia L. Crawford
845 Barkley Drive
Alabaster, AL 35007
(Grantees' Mailing Address and Address of Property)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00), which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, Latrice Hudson, a widow, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto Paul A Crawford and Shelia L. Crawford, (hereinafter referred to as "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 313, according to the survey of Silver Creek III Phase I as recorded in Map Book 33, page 151, in the Probate Office of Shelby County, Alabama.

Latrice Hudson is the surviving grantee of that certain deed from Francis Nunez, as recorded as Inst. #2C190226000060930, in the Probate Office of Shelby County, Alabama. Tyrone Hudson, the other grantee having died on October 8, 2024.

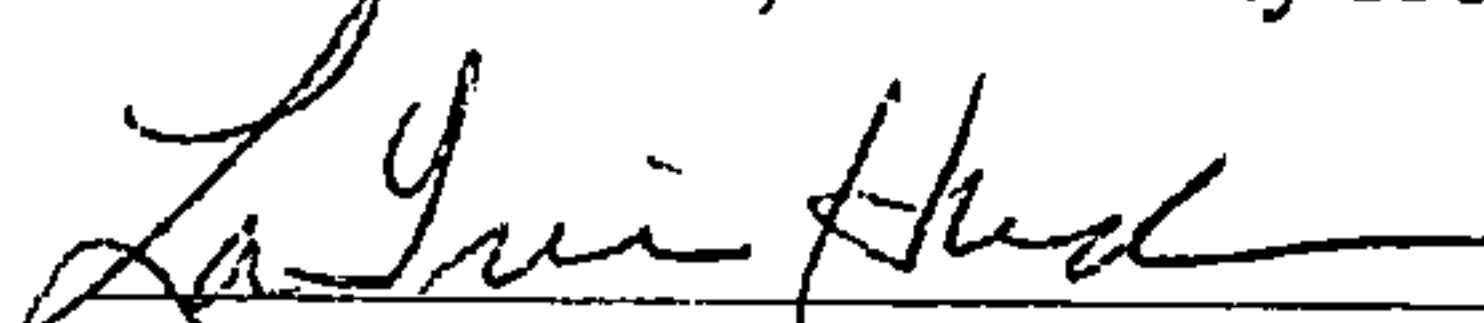
\$290,000.00 of the above-recited purchase price was paid from a purchase mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 9th day of May, 2025.

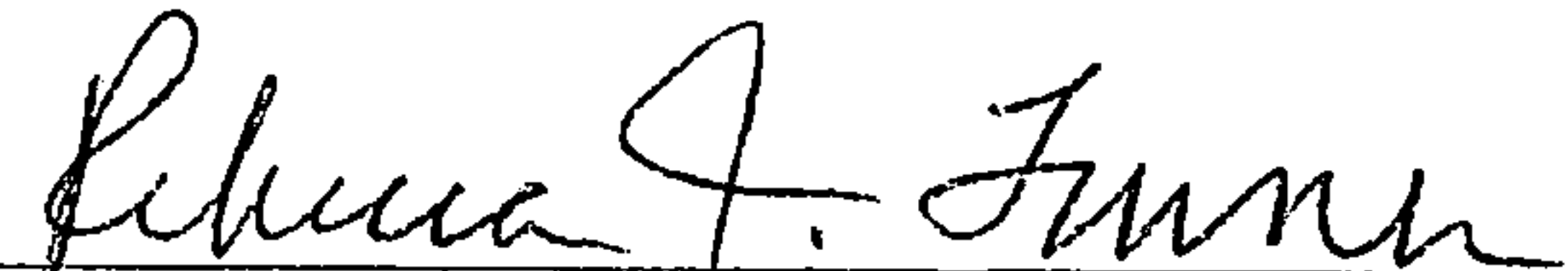


Latrice Hudson (Seal)

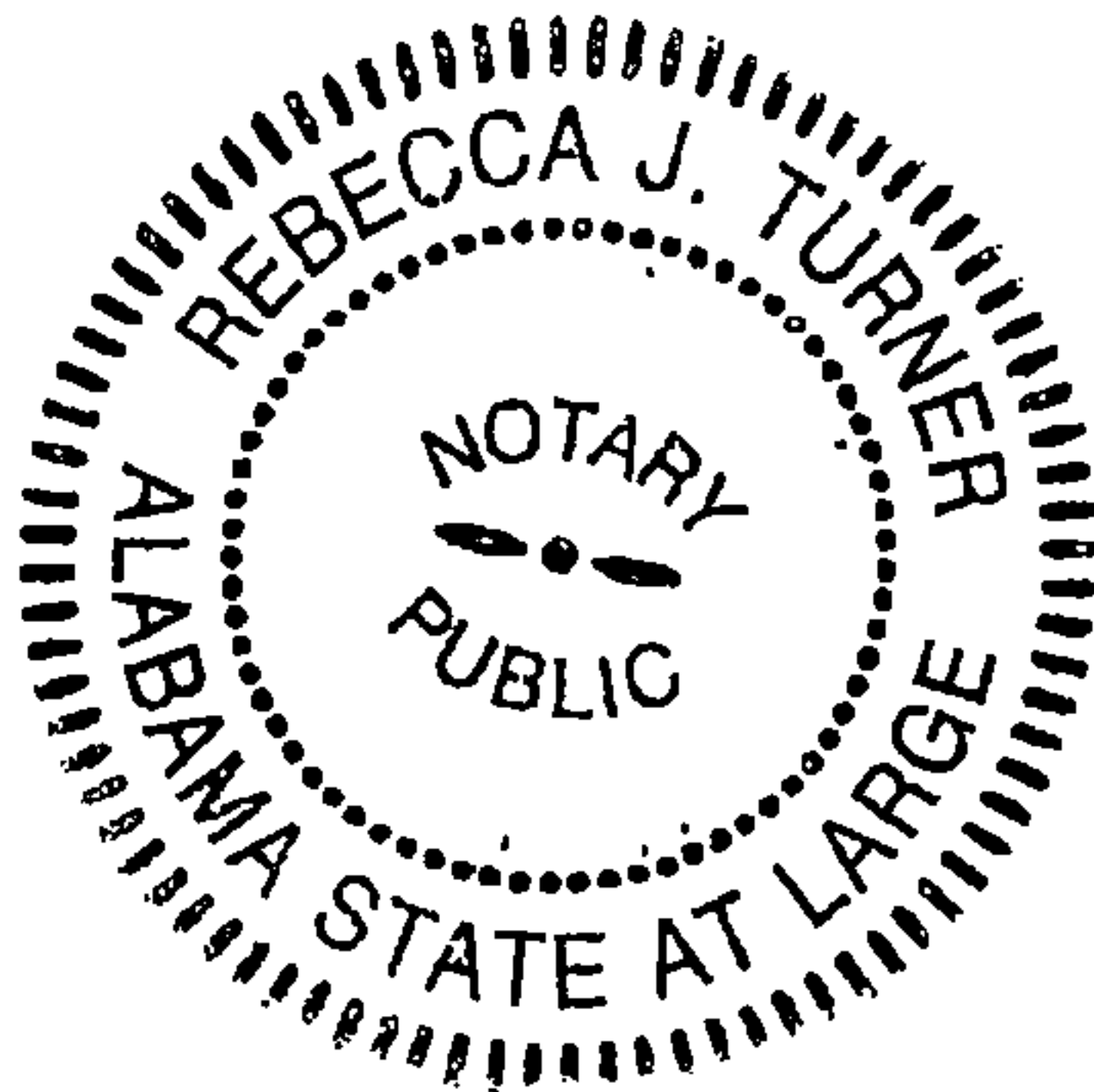
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Latrice Hudson**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

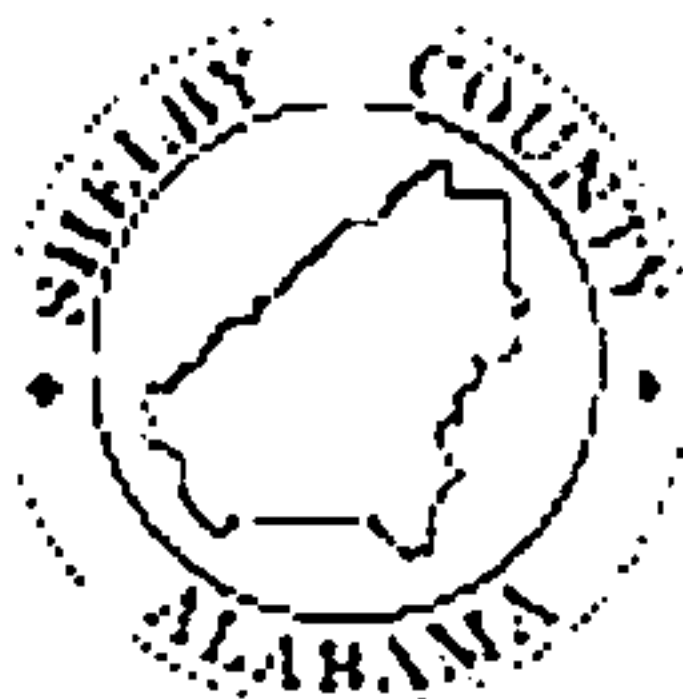
Given under my hand and official seal, this 9th day of May, 2025.



Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026



Grantor's Mailing Address:
3629 Vanderbilt Way
Fultondale, AL 35068



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk



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