

SEND TAX NOTICE TO:
Julie Moss Holloway

10 Oak Alley
Birmingham, AL 35242

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 **THREE HUNDRED SIXTEEN THOUSAND AND 00/100 DOLLARS (\$316,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Anthony Kevin Crain and Deidra Crain, husband and wife**, whose address is 137 White Cottage Rd., Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Julie Moss Holloway**, whose address is 10 Oak Alley, Birmingham, AL 35242 (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 **Julie Moss Holloway**, the following described real estate situated in Shelby County, Alabama, **the address of which is 137 White Cottage Road, Helena, AL 35080 to-wit:**

LOT 303, ACCORDING TO THE SURVEY OF AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Deidra Crain is one and the same person as Deidra W. Crain.

Anthony Kevin Crain is one and the same person as Anthony K. Crain.

Deidra W. Crain, whose name as grantor in that deed recorded in Instrument No. 20210413000183900, is one and the same person as Deidra Crain, grantee in that prior deed recorded in Instrument No. 20150527000173870, and she is one and the same person as Grantor herein, Deidra Crain. Grantor herein, Deidra Crain (aka Deidra W. Crain), attempted to convey her interest under that deed recorded Instrument No. 20210413000183900, but her spouse and Grantor herein, Anthony Kevin Crain (aka Anthony K. Crain), also a grantee in the aforementioned deeds, did not join in the execution of said deed in Instrument No. 20210413000183900, rendering it defective for lack of non-homestead language and an incomplete legal description, and therefore, Deidra Crain (aka Deidra W. Crain) joins in the execution of this deed to convey her interest in the property.

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.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and 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, and administrators 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 5th day of June, 2025.



Anthony Kevin Crain



Deidra Crain

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Anthony Kevin Crain and Deidra Crain** whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2025.



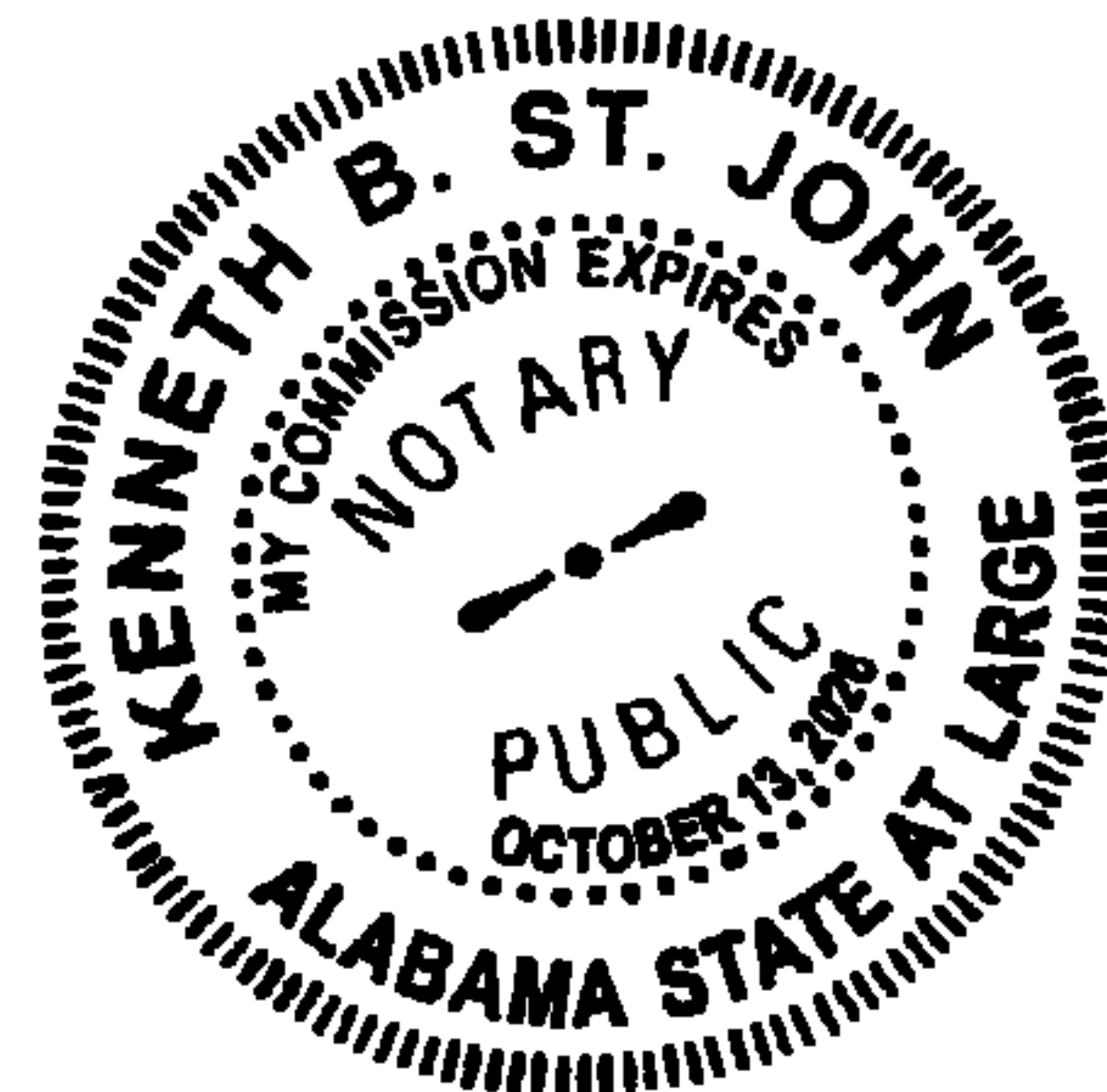
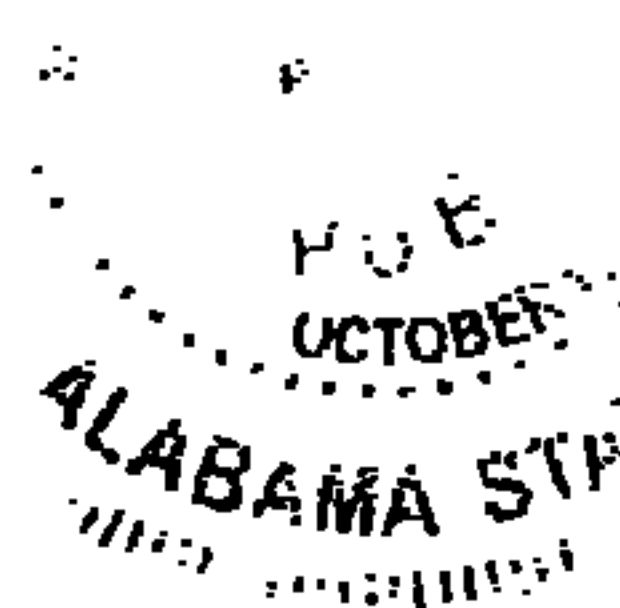
Notary Public

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
06/09/2025 08:03:06 AM
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Allie S. Bayl