

SEND TAX NOTICE TO:

Olivia Harrison
212 Creekstone Trail
Calera, AL 35040

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jordan Cruse and April Cruse, a married couple**, whose address is 506 Fairbrook Rd SE, Huntsville, AL 35803 (hereinafter "Grantor", whether one or more), by **Olivia Harrison**, (hereinafter "Grantee", whether one or more), whose address is 212 Creekstone Trail Calera, AL 35040, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Olivia Harrison**, the following described real estate situated in Shelby County, Alabama, the address of which is 212 Creekstone Trail, Calera, AL 35040 to-wit:

Lot 201, according to the Final Plat of Stonecreek, Phase 1, as recorded in Map Book 32, Page 92, in the Probate Office of Shelby County, Alabama.

Source of Title: Inst. No. 20230412000102380

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 \$135,000.00 executed and recorded simultaneously herewith.

April Cruse is one and the same as April Forman, grantees in that deed recorded 04/12/2023 in Instrument Number 20230412000102380, in the Probate Office of Shelby County, Alabama.

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 4th day of December, 2025.

Jordan Cruse
Jordan Cruse

April Cruse
April Cruse

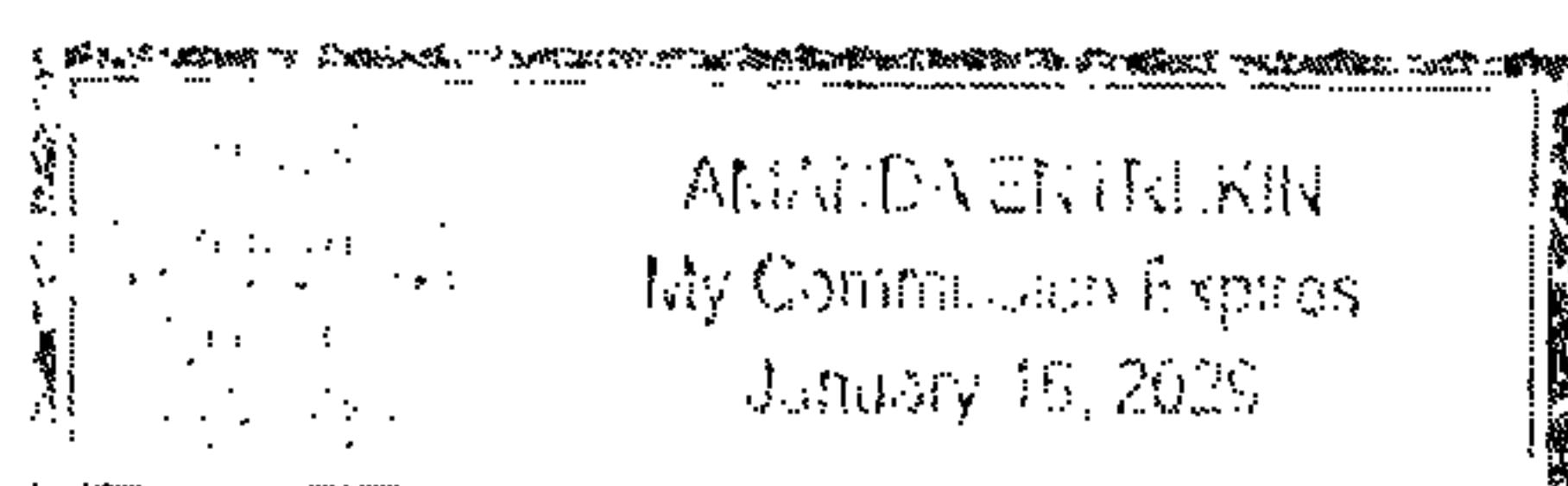
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Jordan Cruse** and **April Cruse**, 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 on this 4th day of December, 2025.

Amanda Ataluc
Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2026 08:42:14 AM
\$126.00 PAYGE
20260102000000470

Alein S. Boyd