

Send Tax Notice to:  
Casey Hall  
1543 Applegate Ln.  
Alabaster, AL 35007

This Instrument Prepared By:  
Sandy F. Johnson  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-4329

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED FORTY SIX THOUSAND AND 00/100 (\$146,000.00)** 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 **Jeffrey W. Hughes and Angela D. Hughes, husband and wife** (herein referred to as "Grantor," whether one or more), whose mailing address is

1543 Applegate Ln, Alabaster, AL 35007

by **Casey Hall** (herein referred to as "Grantee"), whose mailing address is

4522 Old Cahaba Pkwy, Helena, AL 35080

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 **1543 Applegate Ln, 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, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$141,620.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

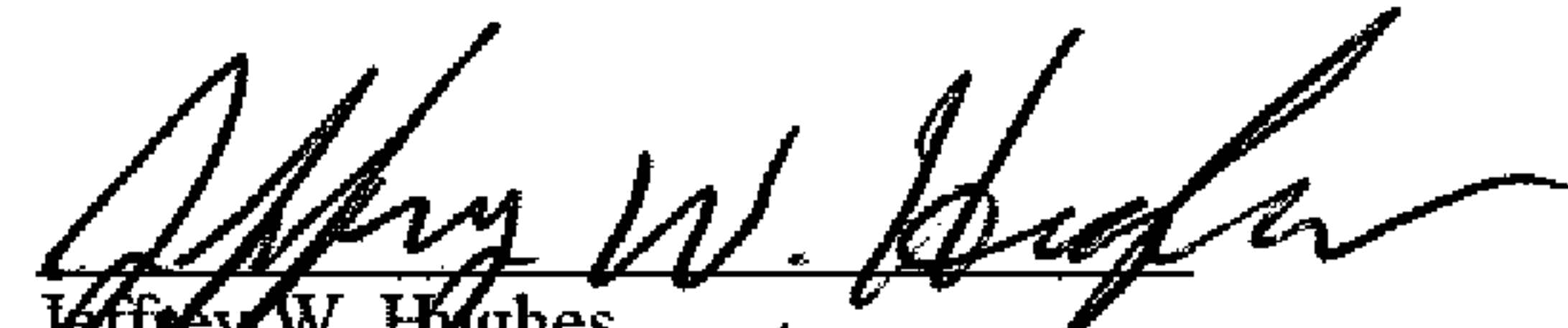
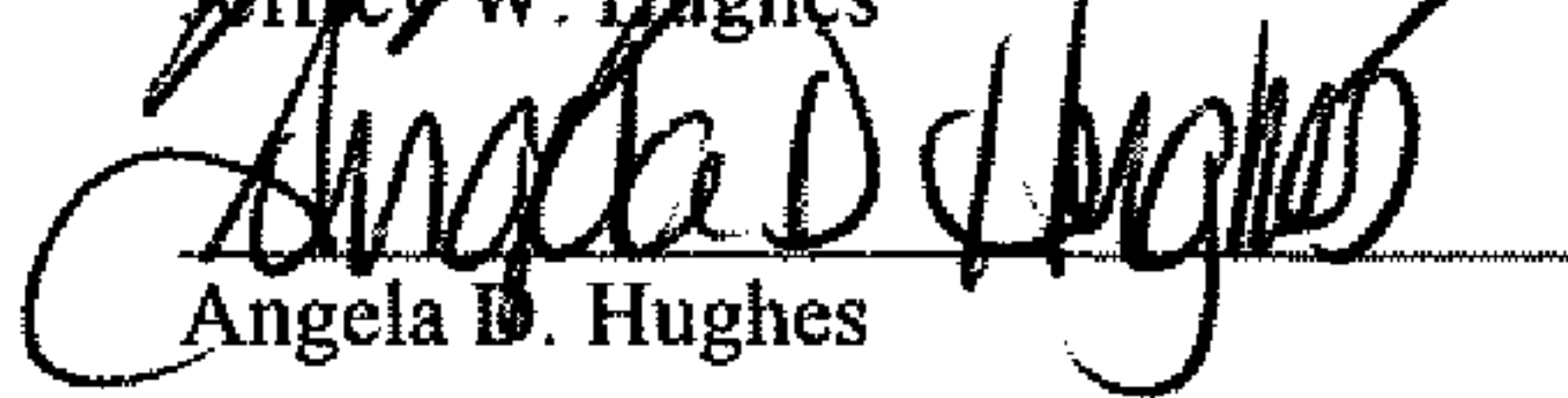
**\$5,840 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

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.

20221227000459370 12/27/2022 10:18:39 AM DEEDS 2/3

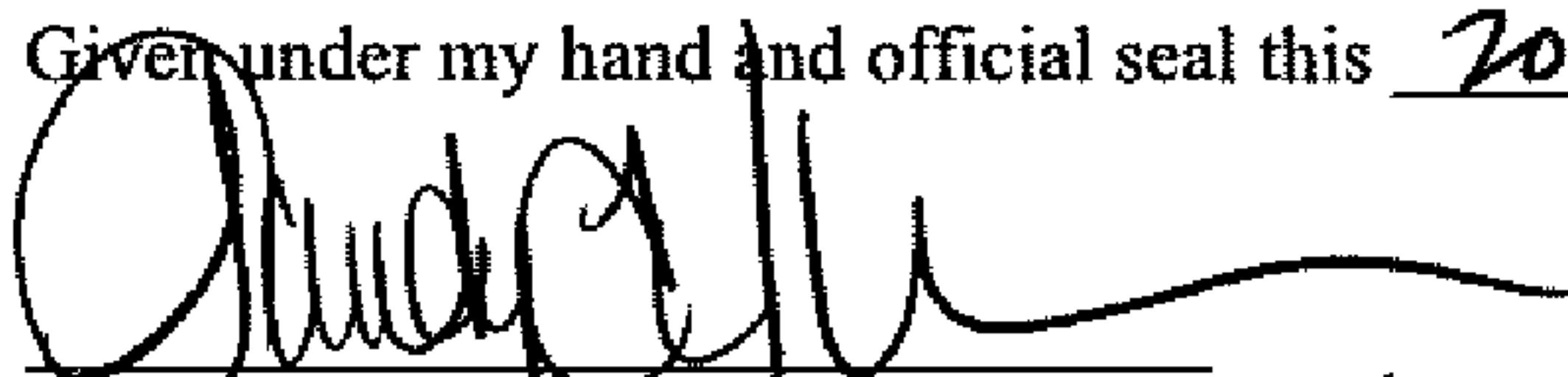
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20 day of December, 2022

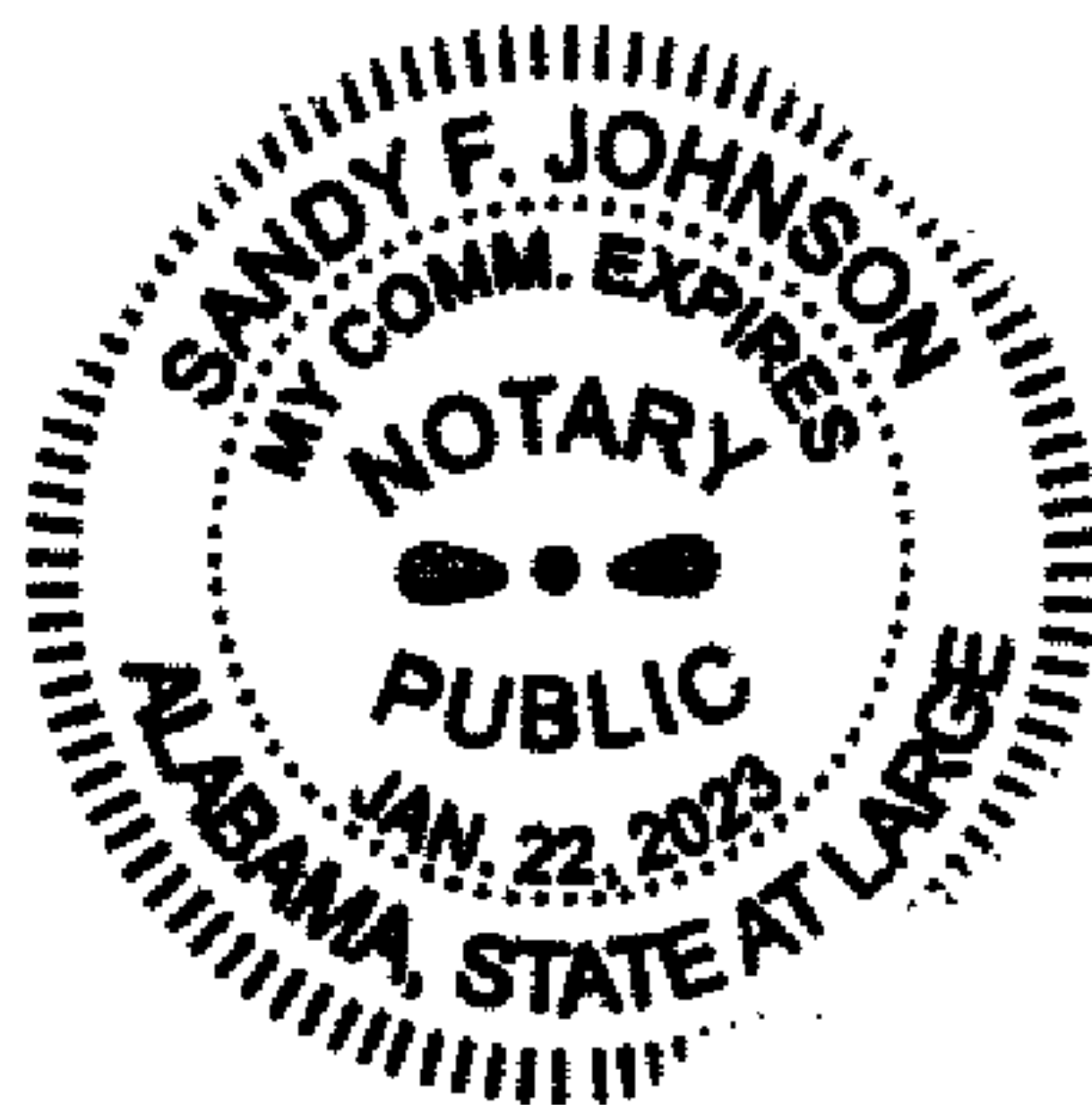
  
Jeffrey W. Hughes  
  
Angela D. Hughes

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey W. Hughes and Angela D. Hughes 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 20 day of December, 2022.

  
Notary Public  
My Commission Expires: 01/22/2023



20221227000459370 12/27/2022 10:18:39 AM DEEDS 3/3

**EXHIBIT A**

Property 1:

Lot 66, according to the Survey of Applegate Manor, as recorded in Map Book 9, Page 125 A, B, & C, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/27/2022 10:18:39 AM  
\$29.00 JOANN  
20221227000459370  
General Warranty Deed - Individual (AL)

*Allen S. Bayl*