

Send Tax Notice to:  
Allen Suggs Pugh and Sherry Elaine  
Pugh

5038 Nicholas Drive  
Birmingham AL 35215

File: BHM-22-5927

STATE OF ALABAMA  
COUNTY OF SHELBY

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

**GENERAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED EIGHTY THOUSAND FOUR HUNDRED AND 00/100 (\$180,400.00) 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 **Christopher Van Vuren and Tabatha Van Vuren, a married couple (herein referred to as “Grantor,” whether one or more)**, whose mailing address is

434 Midridge Lane, Pelham, AL 35124

by **Allen Suggs Pugh and Sherry Elaine Pugh (herein referred to as “Grantee,” whether one or more)**, whose mailing address is

5038 Nicholas Drive, B'ham, AL 35215

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **434 Midridge Lane, Pelham, AL 35124**, 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.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), 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 3<sup>rd</sup> day of January, 2023

Chris Van Vuren  
Christopher Van Vuren  
Tabatha Van Vuren  
Tabatha Van Vuren

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher Van Vuren and Tabatha Van Vuren 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 3<sup>rd</sup> day of January, 2023.

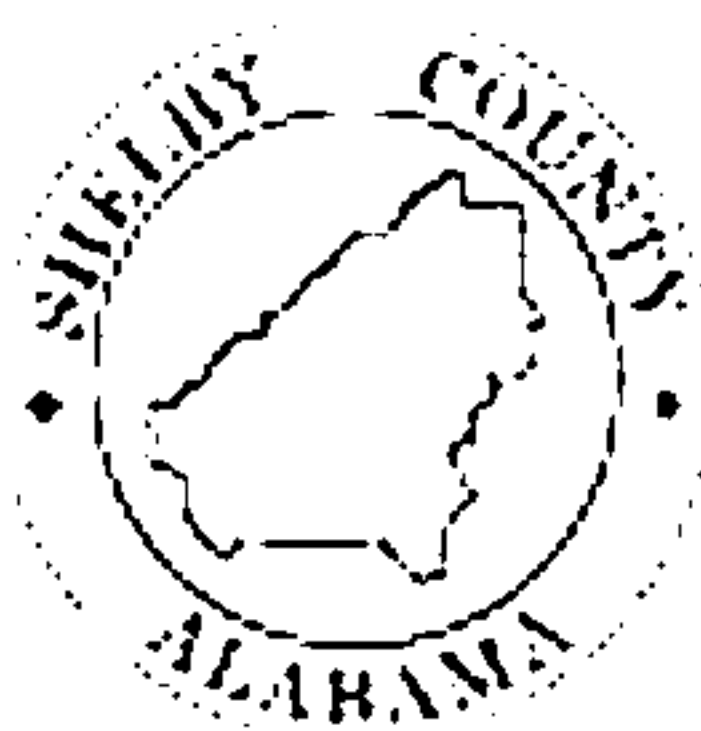
Patrick Galloway  
Notary Public  
My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:

Lot 24, according to the Survey of Final Plat of Midridge Village, Phase I, as recorded in Map Book 29, Page 80, in the Probate Office of Shelby County, Alabama.



*Allie S. Boyd*