

Send Tax Notice to:

Scott Cuidon and Lauren J. Cuidon

117 High Hampton Drive  
Pelham, AL 35124

This Instrument Prepared By:

2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-24-532

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SIXTY THOUSAND AND 00/100 (\$460,000.00) 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

**Justin Crocker and Tabitha Crocker, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

24792 Savannah Trail, Athens, AL 35613

by **Scott Cuidon and Lauren J. Cuidon (herein referred to as "Grantee," whether one or more)**, whose mailing address is

117 High Hampton Drive, Pelham, AL 35124

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 **117 High Hampton Drive, 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, 2024 AND THEREAFTER.

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

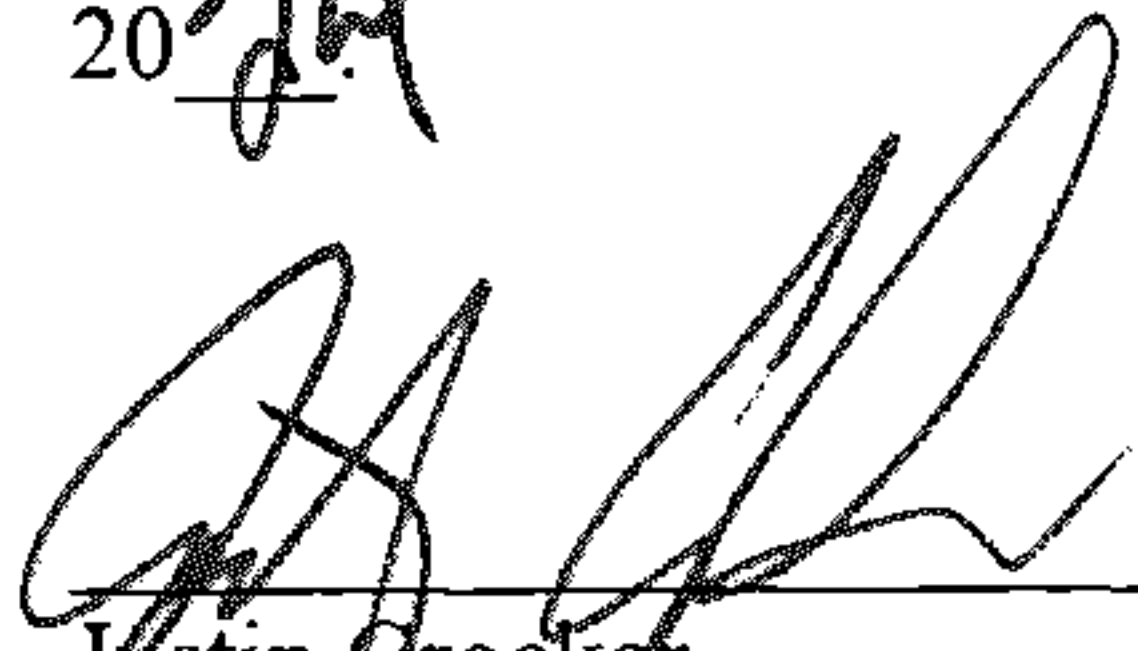
MINING AND MINERAL RIGHTS EXCEPTED.

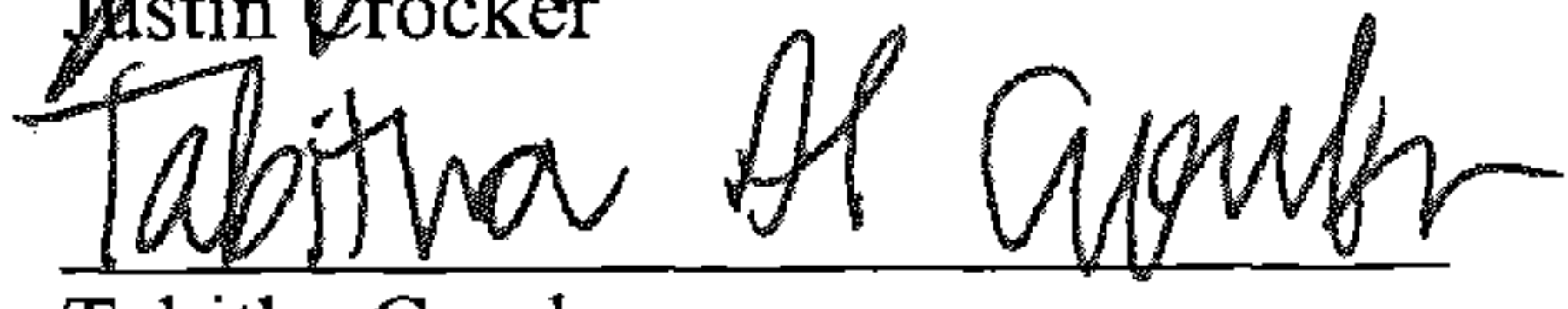
**\$250,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

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 15<sup>th</sup> day of March, 2024.

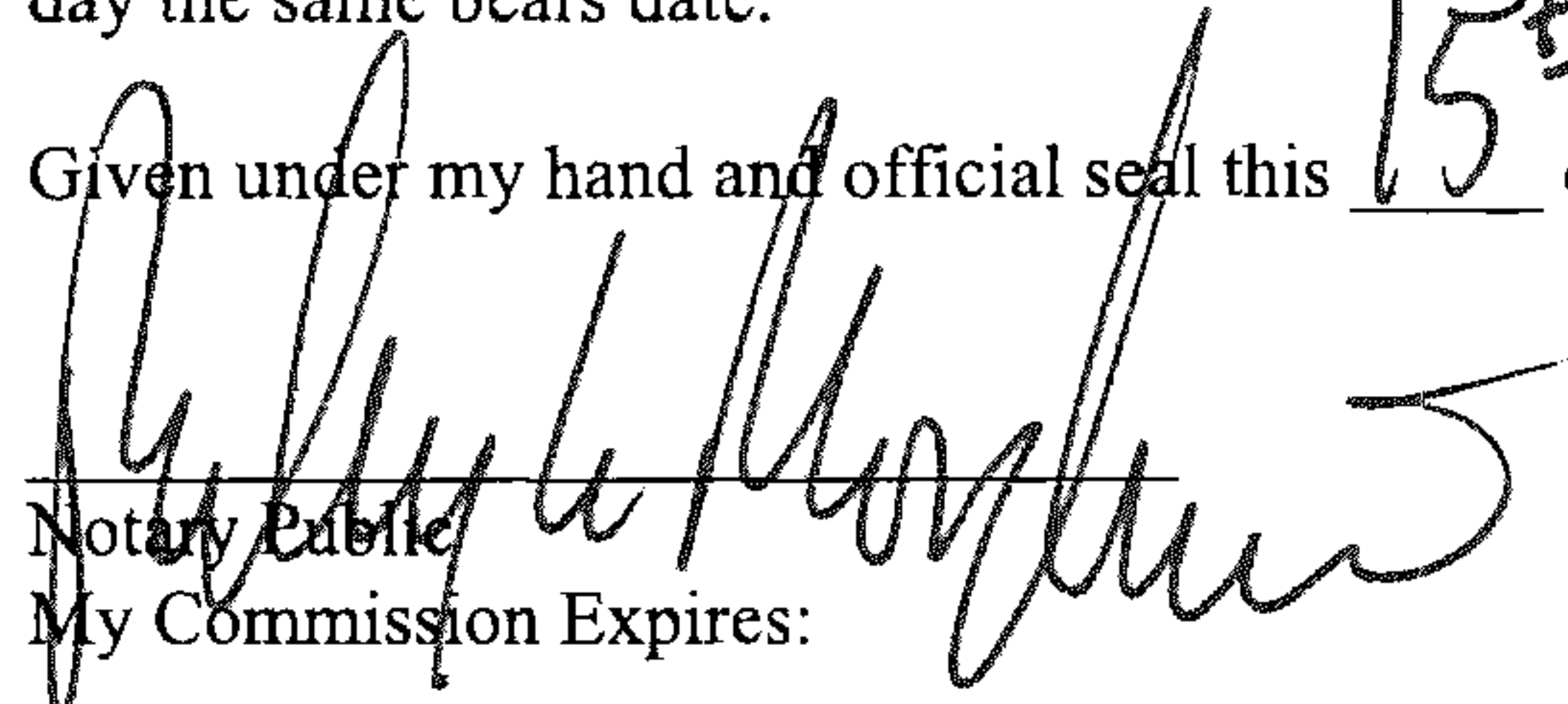
  
Justin Crocker

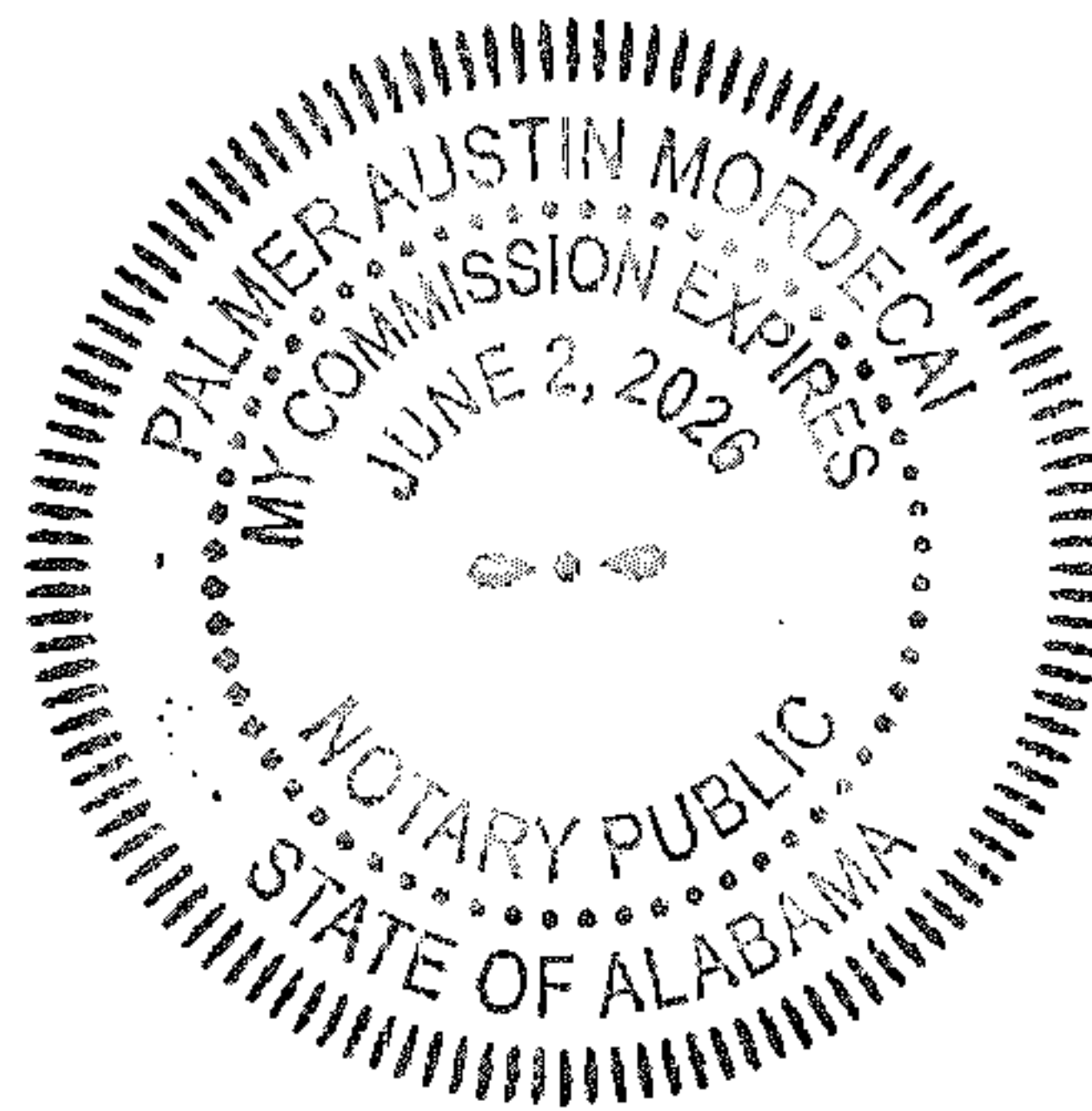
  
Tabitha Crocker

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Justin Crocker and Tabitha Crocker 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 15<sup>th</sup> day of March, 2024.

  
Notary Public  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 2, according to the Survey of High Hampton Estates as recorded in Map Book 20, Page 84 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/19/2024 02:55:01 PM**  
**\$238.00 BRITTANI**  
**20240319000075320**  
General Warranty Deed - JTROS (AL)

*Allen S. Bayl*