

**SEND TAX NOTICE TO:**  
Brandon G. Anderson  
205 Yellowhammer Drive  
Alabaster, AL 35007

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 **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Natalie B. Hughston fka Natalie B. Veazey, an unmarried woman**, whose address is 975 County Road 507, Marbury, AL 36051 (hereinafter "Grantor", whether one or more), by **Brandon G. Anderson**, whose address is 205 Yellowhammer Drive, Alabaster, AL 35007 (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, **Brandon G. Anderson**, the following described real estate situated in Shelby County, Alabama, **the address of which is 205 Yellowhammer Drive, Alabaster, AL 35007 to-wit:**

**LOT 5, BLOCK 5, ACCORDING TO THE MAP OF MEADOWVIEW-FIRST SECTOR ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 109 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Natalie B. Hughston is one and the same person as Natalie B. Veazey, grantee in that certain deed recorded in Instrument# 20230525000156870 with the Judge of Probate Shelby County, Alabama.**

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 \$235,653.00 executed and recorded simultaneously herewith.

**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.

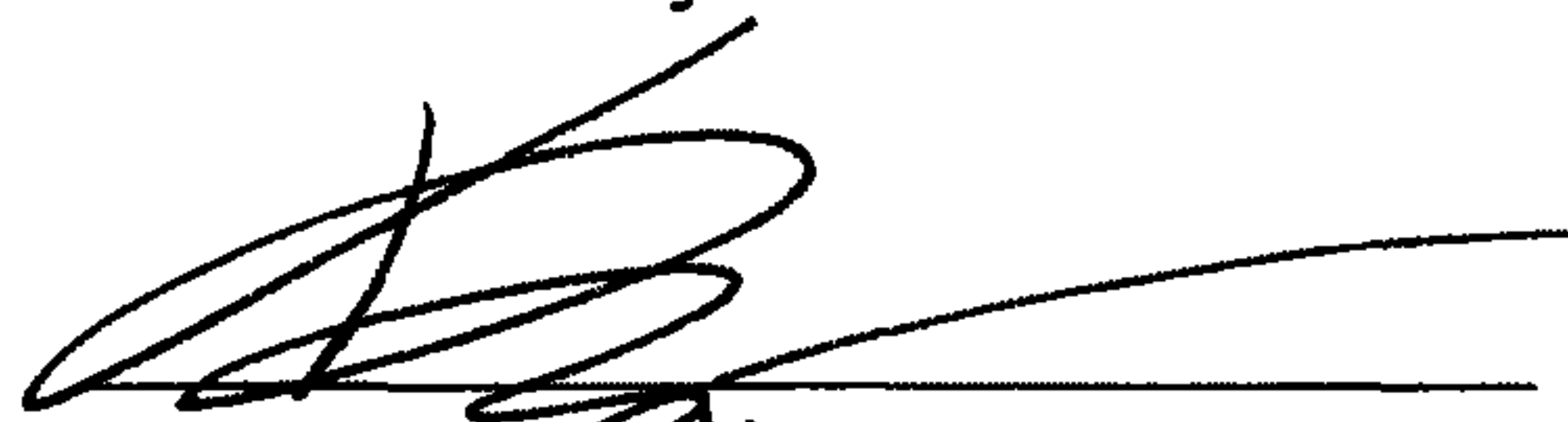
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of April, 2024.

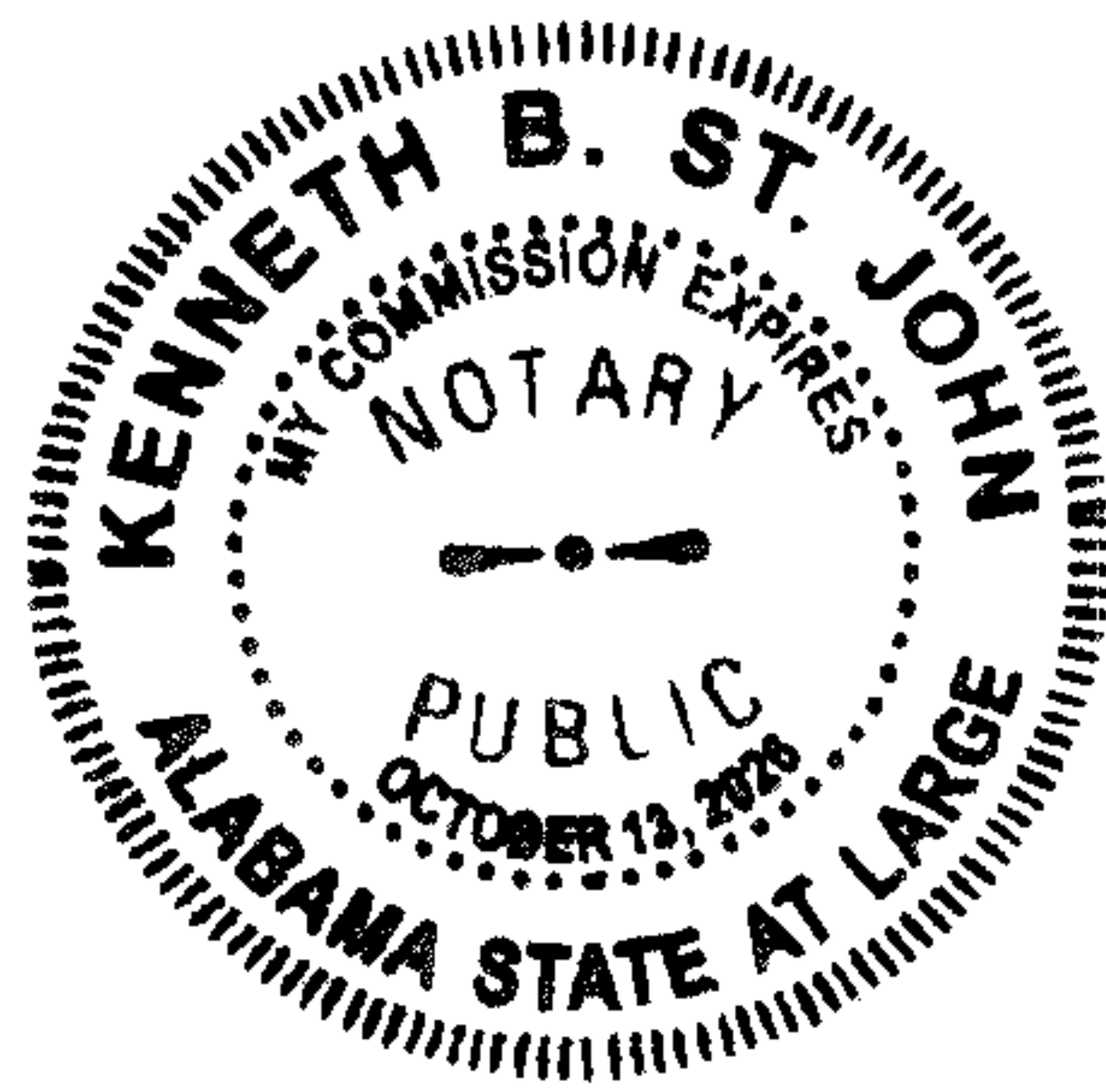
  
**Natalie B. Hughston fka Natalie B. Veazey**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Natalie B. Hughston fka Natalie B. Veazey whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of April, 2024.

  
Notary Public: **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  
04/26/2024 01:32:24 PM  
\$29.50 BRITTANI  
20240426000122560

*Alvin S. Bayl*