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05/03/2018 11:29:19 AM
DEEDS 1/1

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Jared Allen Hudson
100 Waterford Highlands Trail
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Ninety Six Thousand Seven Hundred Fifty Dollars and No Cents (\$196,750.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Russell A. Ham and Jennifer Ham, husband and wife, whose mailing address is:

100 Waterford Highlands Trail, Calera, AL 35040

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jared Allen Hudson, whose mailing address is: 1525 W Sullivan St., Kingsport, TN 37660

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **100 Waterford Highlands Trail, Calera, AL 35040** to-wit:

Lot 449, according to the Survey of Waterford Highlands, Sector 2, Phase I, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.


Subject to: All easements, restrictions and rights of way of record.

\$191,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

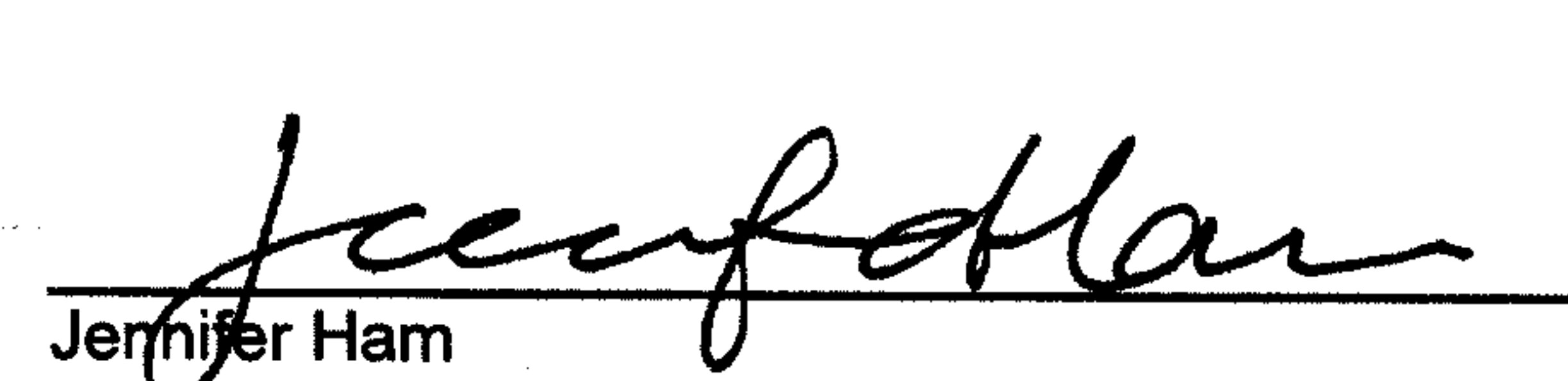
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their 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 the 25th day of April, 2018.



Russell A. Ham

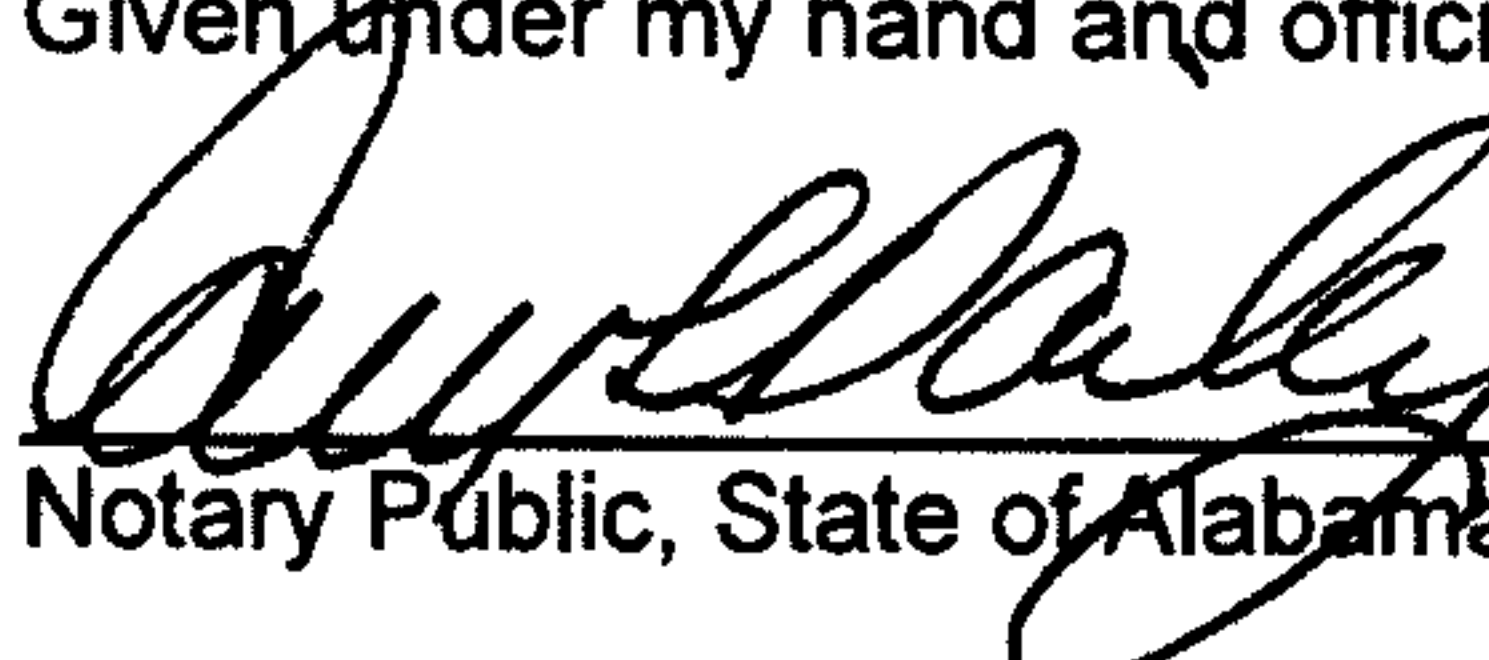


Jennifer Ham

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Russell A. Ham and Jennifer Ham, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2018.



Notary Public, State of Alabama

Printed Name of Notary - Cassy L. Dailey
My Commission Expires: 6/4/2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/03/2018 11:29:19 AM
\$21.00 CHERRY
20180503000150650

