

20201008000458090
10/08/2020 03:34:12 PM
DEEDS 1/1

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
MIKEY HARDY
PO BOX 801
PELHAM, AL.
35124

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Fifty Thousand and No/100 Dollars (\$350,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Harold V. Hughston, Jr., a married man (herein referred to as Grantor, whether one or more) whose mailing address is P.O. Box 70, Tuscumbia, AL 35674, does hereby grant, bargain, sell and convey unto Mickey J. Hardy, Sr., Frances Hardy and Mickey J. Hardy, Jr. (herein referred to as Grantees) whose mailing address is P.O. Box 801, Pelham, AL 35124, for and during their joint lives and upon the death of one of them, then to the survivors of them in fee simple for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama the address of which is 180 Applegate Circle, Pelham, AL, 35124 to-wit:

Lot 3-A, according to the Survey of Oak Mountain Business Park, as recorded in map book 23, page 84, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT property conveyed to Paul James in inst. No. 2008093000038612, Probate Office, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2021 and thereafter, (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor, (4) Matters which an accurate survey might disclose.

The property conveyed herein is not the homestead of the grantor or his spouse.

Grantor represents and warrants that there are no fire dues, homeowners association dues or sewer fees owing against the property conveyed. Further, there are no municipal assessments due the City of Pelham, Alabama or any other governmental or quasi governmental entity.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of one of them, then to the survivors of them in fee simple for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand and seal, this the 17th day of October, 2020.


Harold V. Hughston, Jr.

STATE OF ALABAMA)
COLBERT COUNTY)

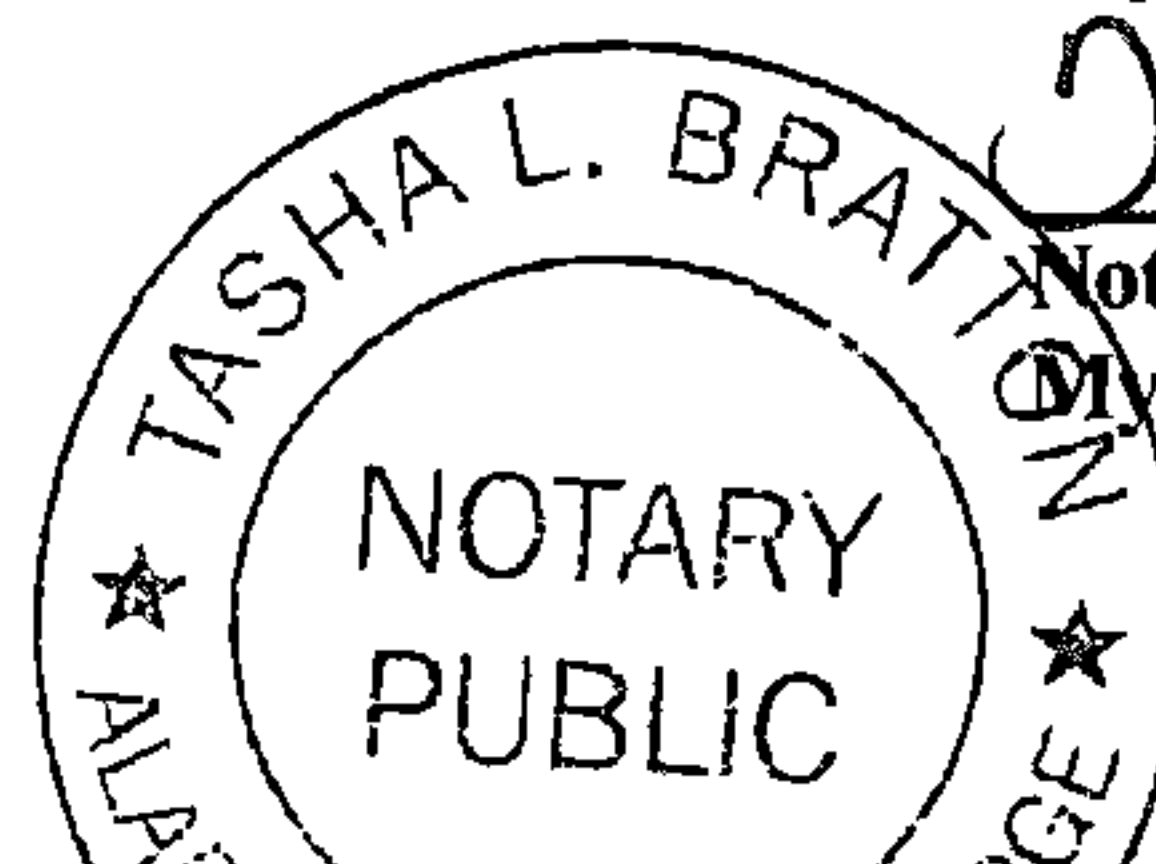
I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Harold V. Hughston, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 17th day of October, 2020.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2020 03:34:12 PM
\$372.00 CHERRY
20201008000458090

Alexis S. Bayl




Tasha L. Bratton
Notary Public
My Commission Exp. 6/29/23