

Send tax notice to:  
Chris D. & Michelle M. Youngs  
209 Auburn Road  
Indian Springs, AL 35124  
**HWD2000472**

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**20201203000551760**  
**12/03/2020 08:23:42 AM**  
**DEEDS 1/2**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$342,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **David S. Hunter and Deana Hughes Hunter**, husband and wife, whose mailing address is: 2171 Highway 48, Wilsonville, AL 36186-6120 (hereinafter referred to as "Grantors"), by **Chris D. Youngs and Michelle M. Youngs** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Spring Garden Estates, Sector #2, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

**SUBJECT TO:**

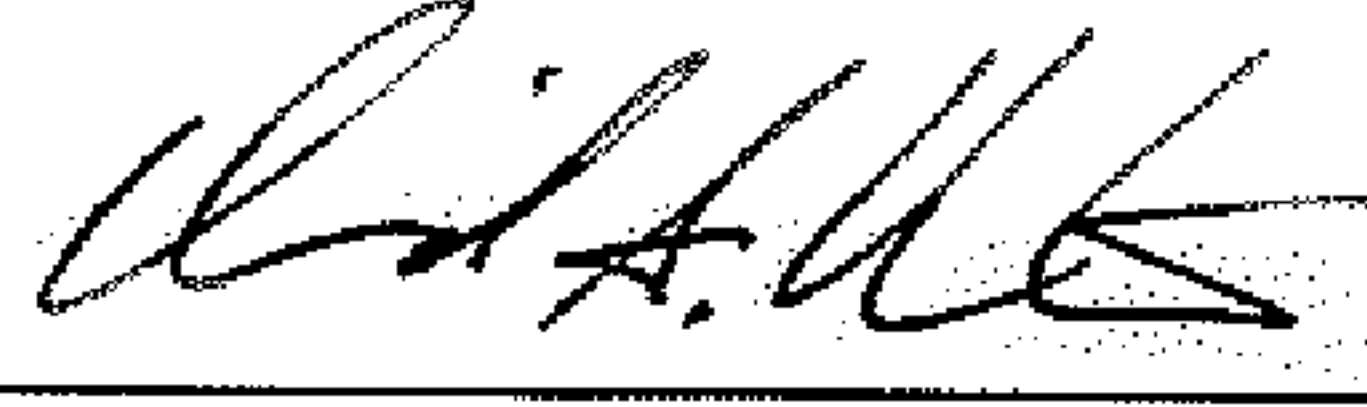
**ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.**

**\$417,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), David S. Hunter and Deana Hughes Hunter have hereunto set their signature(s) and seal(s) on November 25, 2020.



David S. Hunter

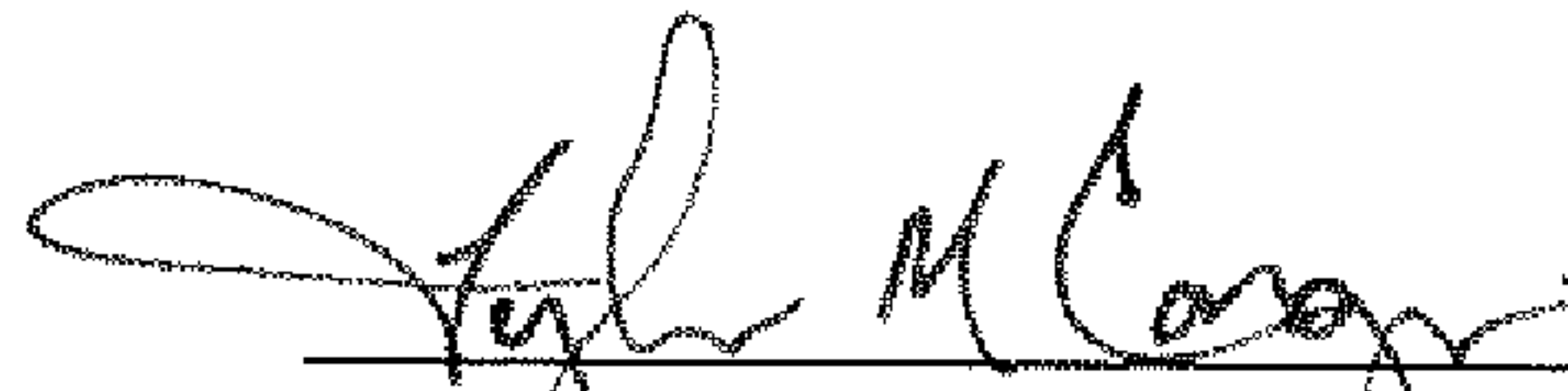


Deana Hughes Hunter

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David S. Hunter and Deana Hughes Hunter, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25<sup>th</sup> day of November, 2020.



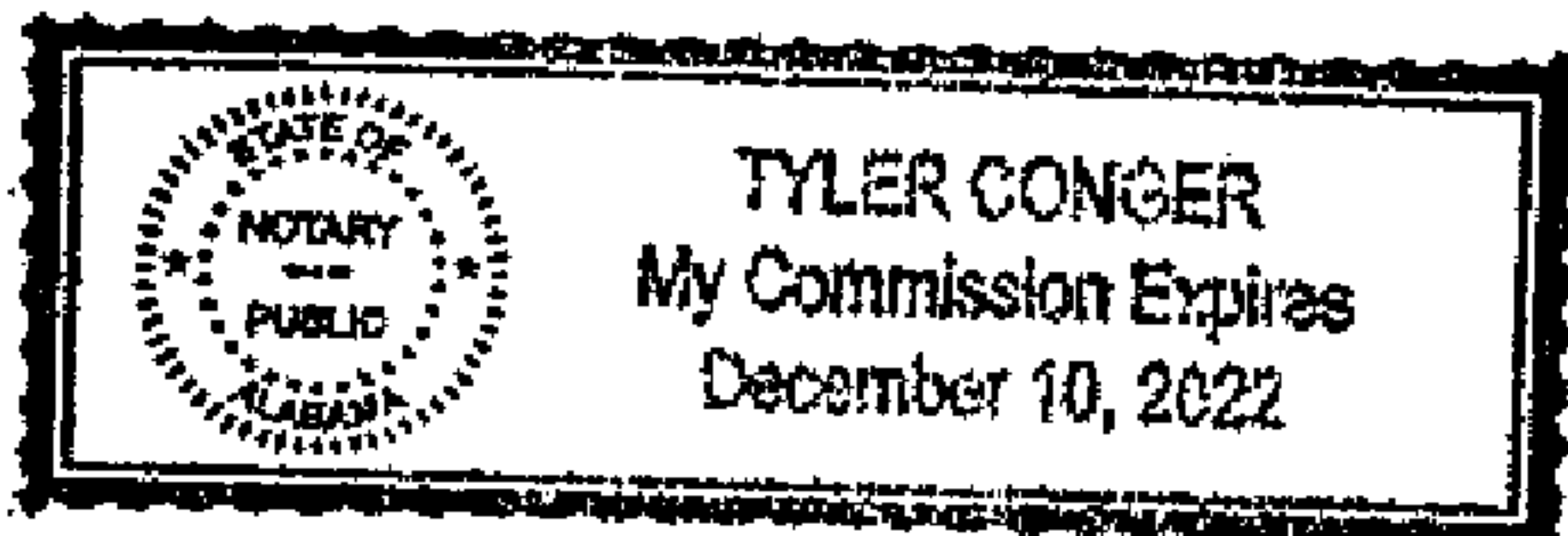
Notary Public

Print Name: TYLER M. CONGER

Commission Expires:

12.10.22

(NOTARIAL SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/03/2020 08:23:42 AM  
\$26.00 CHARITY  
20201203000551760

*Allen S. Bayl*