20210526000257270
05/26/2021 10:09:07 AM
DEEDS 1/2

Send tax notice to:
Phillip and Patricia Hughes
2083 Baneberry Drive
Hoover, AL 35244
HOV2100282

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Forty Four Thousand Nine Hundred and 00/100 Dollars ($444,900.00),** the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Dennis K. Whisenant and Jennifer G. Whisenant, husband and wife,** whose mailing address is:
522 Retreat Lane Gulf Shores AL 36542 (hereinafter referred to as "Grantors"), by **Phillip Hughes and Patricia Hughes** (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; the property address of which is 2083 Baneberry Dr., Hoover, AL 35244; to-wit:

Lot 3316, according to the survey of Riverchase Country Club 33rd Addition, as recorded in Map Book 16, Page 112, in the Office of the Judge of Probate 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.

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), Dennis K. Whisenant and Jennifer G. Whisenant have hereunto set their signature(s) and seal(s) on May 21, 2021.

Dennis K. Whisenant

Jennifer G. Whisenant

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis K. Whisenant and Jennifer G. Whisenant, 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 21st day of May, 2021.

(NOTARIAL SEAL) NICHOLAS DEAN LESLIE MY COMMISSION EXPIRES DECEMBER 29, 2023 NOTARY PUBLIC STATE OF ALABAMA

Notary Public
Print Name:
Commission Expires:

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/26/2021 10:09:07 AM
$470.00 JOANN
20210526000257270