



20211021000512940 1/2 \$179.00
Shelby Cnty Judge of Probate, AL
10/21/2021 01:18:57 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
MARGARET M. CASEY, ATTORNEY
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

SEND TAX NOTICE TO:
JEFF HULON
P.O. BOX 217
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

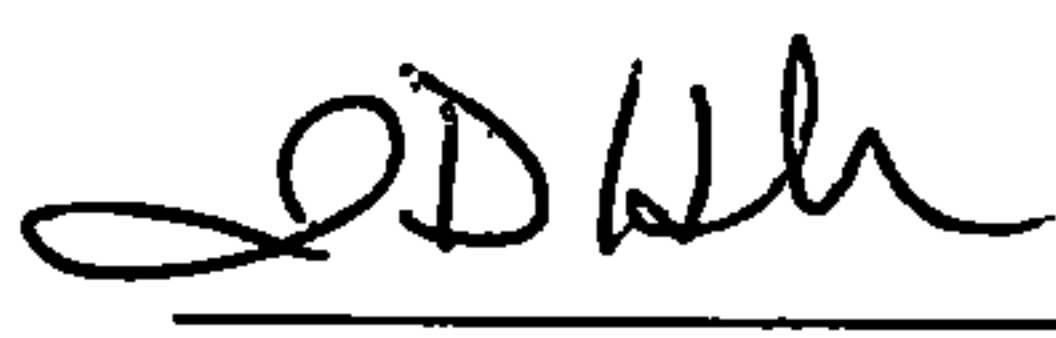
KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged I, JEFF HULON, an unmarried man, (herein referred to as GRANTOR), do grant, bargain, sell and convey my undivided ½ interest unto ALEXANDRIA MARIE HULON and LAUREN MICHELLE HULON, (herein referred to as GRANTEES), as joint tenants, in common, reserving unto the GRANTOR, JEFF HULON, a life estate in the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 93, Chase Creek Townhomes, Phase II, located in the NE1/4, Section 14, Township 20 South, Range 3 West as recorded in Map Book 19, Page 16, in the office of the Probate Judge of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said grantees, their heirs and assigns forever, subject to the reservation of the life estate of JEFF HULON, grantor.

And I do, for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 16 day of Sept, 2021.



_____(L.S.)
JEFF HULON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFF HULON, 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 he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 2021.




Notary Public
My Commission Expires 1/12/2025



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Grantor's Name:
JEFF HULON

Mailing Address:
P.O. Box 217
Pelham, AL 35124

Property Address:
105 CHASE CREEK CIRCLE
PELHAM AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name:
ALEXANDRIA MARIE HULON
LAUREN MICHELLE HULON
105 Chase Creek Terrace, Pelham, AL
Mailing Address:
P.O. BOX 217
PELHAM, AL 35124

35124

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$307,590.00
1/2 Interest: \$153,795.00

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessor