



20211021000512950 1/3 \$84.00
Shelby Cnty Judge of Probate, AL
10/21/2021 01:18:58 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 65% 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:

A parcel of land containing 20 acres in the Southeast Quarter of the Northeast Quarter (S. E. 1/4 - N. E. 1/4) of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4 -1/4 section, Thence run south along the east 1/4 -1/4 line 584.63 feet to the southerly right-of-way (r.o.w) of Industrial Park Drive, Thence turn left 106 deg. 49 min. 23 sec. and run northeast along said r.o.w. 8.67 feet to the point of beginning; Thence continue last course 40.54 feet to the point of a clockwise curve having a delta angle of 31 deg. 09 min. 30 sec. and a radius of 333.66 feet, Thence run along the arc of said curve 181.45 feet, Thence continue tangent to said curve 300.00 feet along said r.o.w., Thence turn right 90 deg. 00 min. 00 sec. and run south 100.42 feet to a chain link fence, Thence run along said fence the following course: Thence turn right 35 deg. 39 min. 53 sec. and run southwest 234.79 feet, Thence turn right 84 deg. 12 min. 59 sec. and run northwest 70.38 feet, Thence turn right 42 deg. 01 min. 07 sec. and run north 75.56 feet, Thence turn right 01 deg. 23 min. 49 sec. and run north 32.56 feet, Thence turn left 18 deg. 58 min. 16 sec. and run northwest 23.61 feet, Thence turn left 64 deg. 46 min. 01 sec. and run west 116.79 feet, Thence turn left 01 deg. 06 min 20 sec. and run west 51.59 feet, Thence turn left 04 deg. 13 min. 26 sec. and run west 54.02 feet, Thence turn right 86 deg. 40 min. 11 sec. and run north 119.93 feet to the point of beginning.

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)

Shelby County, AL 10/21/2021
State of Alabama
Deed Tax:\$56.00



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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.



Brandy Drawhorn
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:
220 INDUSTRIAL PARK DRIVE
PELHAM AL 35124

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

Grantee's name:
ALEXANDRIA MARIE HULON
LAUREN MICHELLE HULON

Mailing Address:
P.O. BOX 217
PELHAM, AL 35124

Date of Sale: _____
Total Purchase Price: \$
or
Actual Value
or
Assessor's Market Value: \$85,930.00
65% Interest: \$55,854.50

☐ Front of Foreclosure Deed
☐ Appraisal
☒ Other Tax Assessor

*105 Chesapeake Terrace, Pelham
AL 35124*