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12/10/2021 03:13:45 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Ryan Hubbard and Jamila Hubbard
429 Red Bay Cv
Alabaster, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100946

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John H. Abbott and Hannah Jo Abbott, husband and wife**, whose address is **122 Legacy Oaks Drive, Montevallo, AL 35115** (hereinafter "Grantor", whether one or more), by **Ryan Hubbard and Jamila Hubbard**, whose address is **429 Red Bay Cv, Alabaster, AL 35114** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ryan Hubbard and Jamila Hubbard, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 429 Red Bay Cv, Alabaster, AL 35114, to-wit:**

Lot 37, according to the Map and Survey of Lake Forest - Sixth Sector, as recorded in Map Book 36, Page 35 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$353,479.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of December, 2021.



John H. Abbott



Hannah Jo Abbott

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, John H. Abbott and Hannah Jo Abbott, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

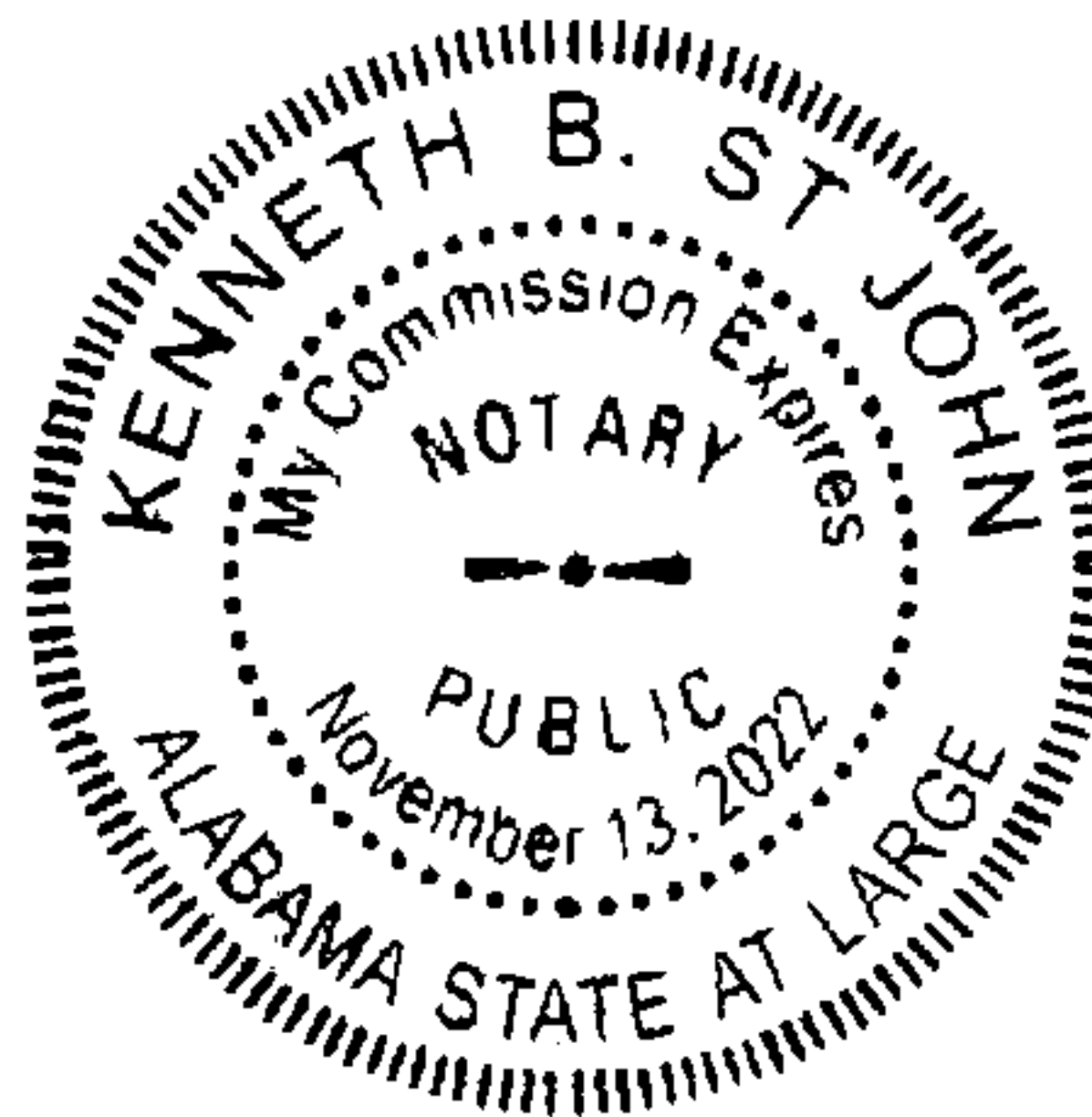
Given under my hand and official seal on this 10th day of December, 2021.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 03:13:45 PM
\$32.00 CHERRY
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