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01/27/2022 01:22:19 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Gunnar Logan Hurst and Thomas Connor Hurst
118 Crest Drive
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 (\$387,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Steven W. Nicewonder, Jr., unmarried man whose address is: 1618 Shoal Run Trl, Birmingham, AL 35242 and Jennifer L. Nicewonder, unmarried woman whose address is: 4595 Chelsea Road, Columbiana, AL 35051** (hereinafter "Grantor", whether one or more), by **Gunnar Logan Hurst and Thomas Connor Hurst**, as joint tenants with rights of survivorship (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 **Gunnar Logan Hurst and Thomas Connor Hurst**, the following described real estate situated in Shelby County, Alabama, **the address of which is 118 Crest Drive, Sterrett, AL 35147 to-wit:**

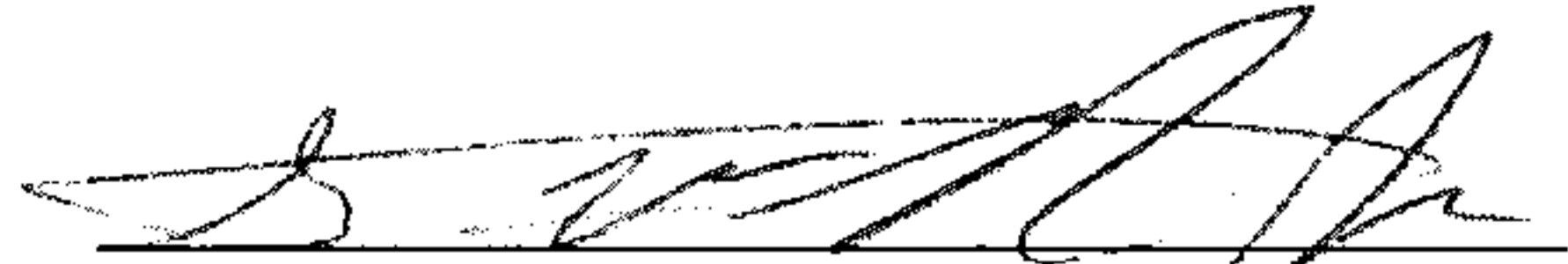
Lot 4, according to the Survey of Carden Crest, as recorded in Map Book 35, Page 64, in the Probate Office of Shelby County, Alabama.

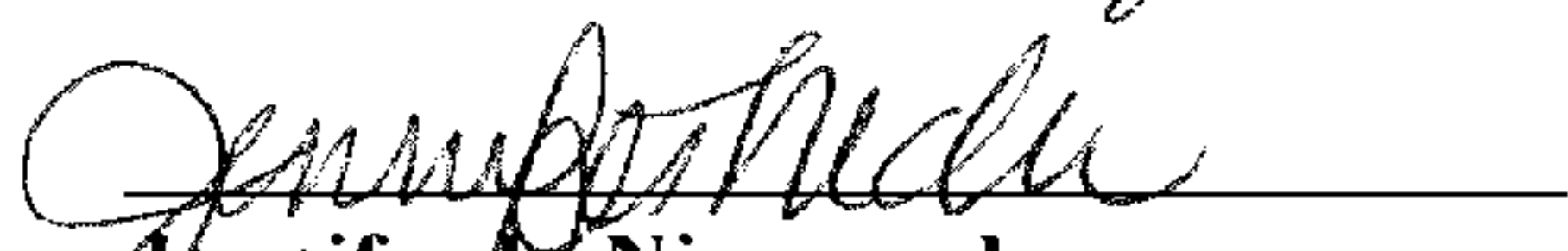
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$375,390.00 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 21st day of January 2022

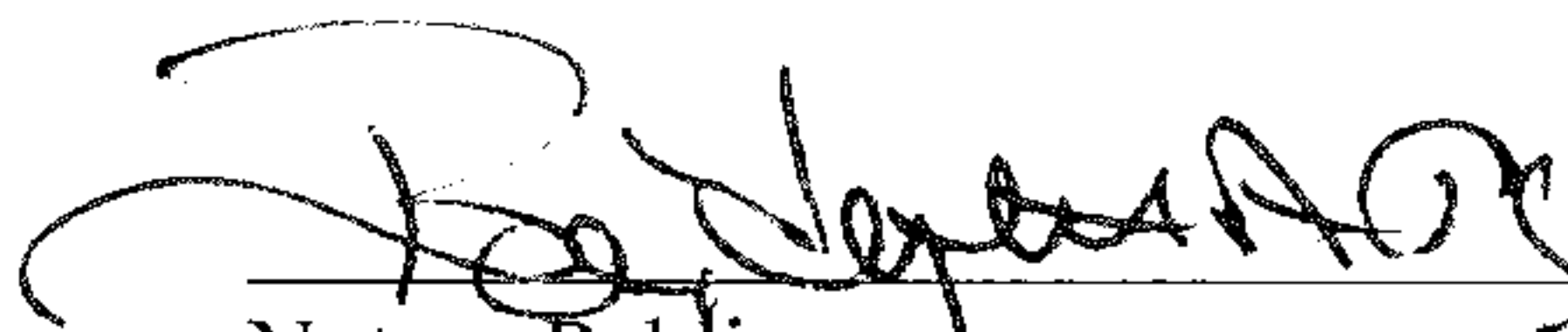

Steven W. Nicewonder, Jr.


Jennifer L. Nicewonder

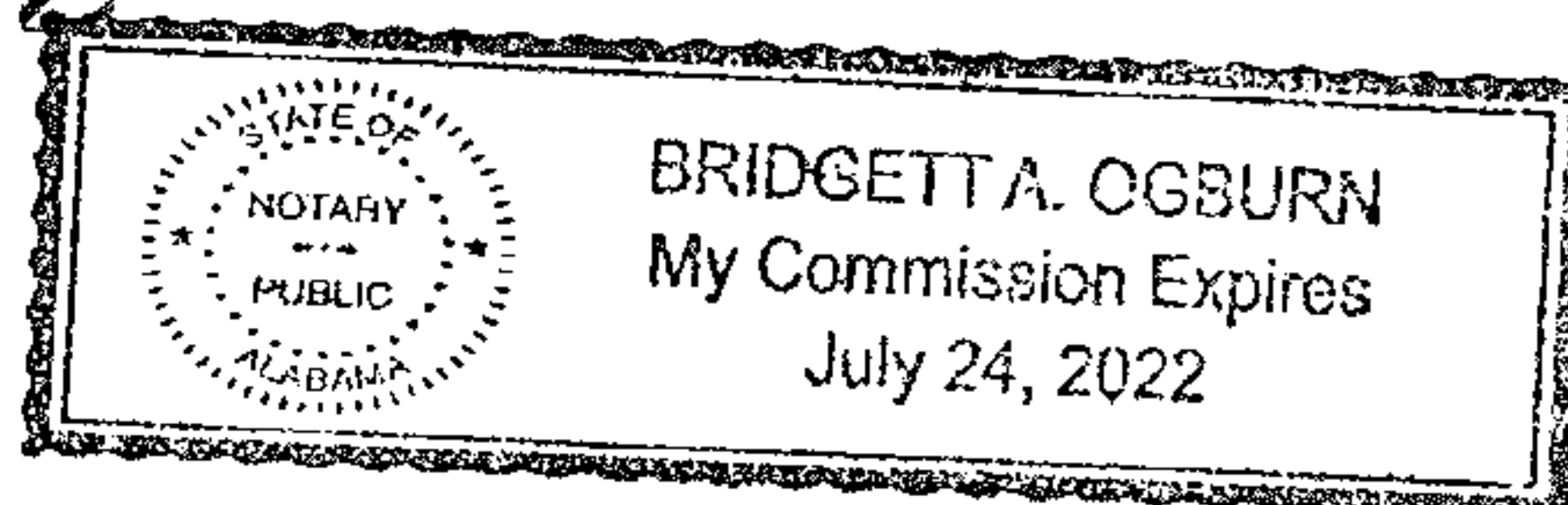
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Steven W. Nicewonder, Jr. and Jennifer L. Nicewonder whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of January, 2022.


Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2022 01:22:19 PM
\$37.00 CHERRY
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