

SEND TAX NOTICE TO:
Casey Nicholls and Caroline Nicholls
293 Griffin Park Trace
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, AL 35243
BHM-22-1821

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED EIGHTY NINE THOUSAND AND 00/100 (\$489,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason Louis Hughes and Seth Moncrief, a married couple** whose address is 3090 Highway 280, Apt 1114, Birmingham, AL 35124 (hereinafter "Grantor", whether one or more), by **Casey Nicholls and Caroline Nicholls**, (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 Grantees, **as joint tenants, with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **293 Griffin Park Trace, Birmingham, AL 35242 to-wit:**

**LOT A2, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT
SECTOR I, PHASE 2, AS RECORDED IN MAP BOOK 50, PAGE 33, 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.

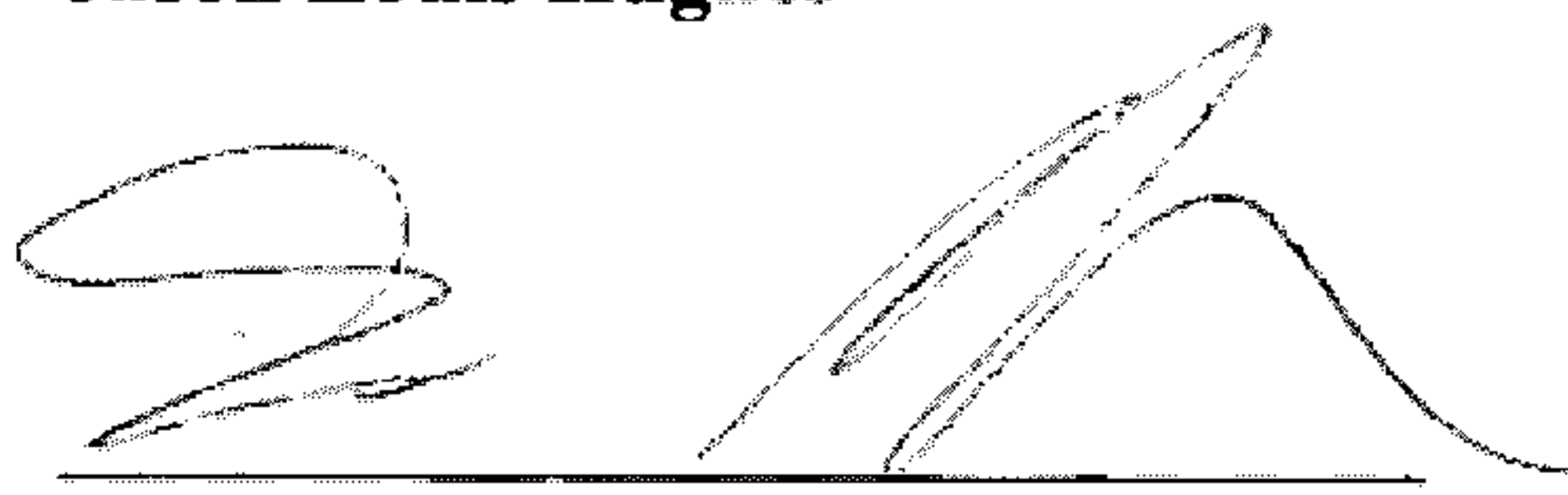
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 15th day of MARCH 2022.

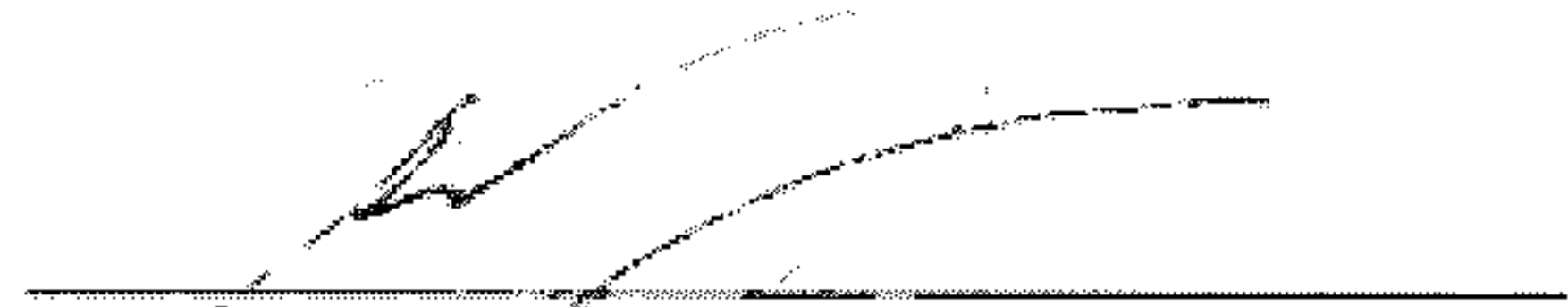

Jason Louis Hughes

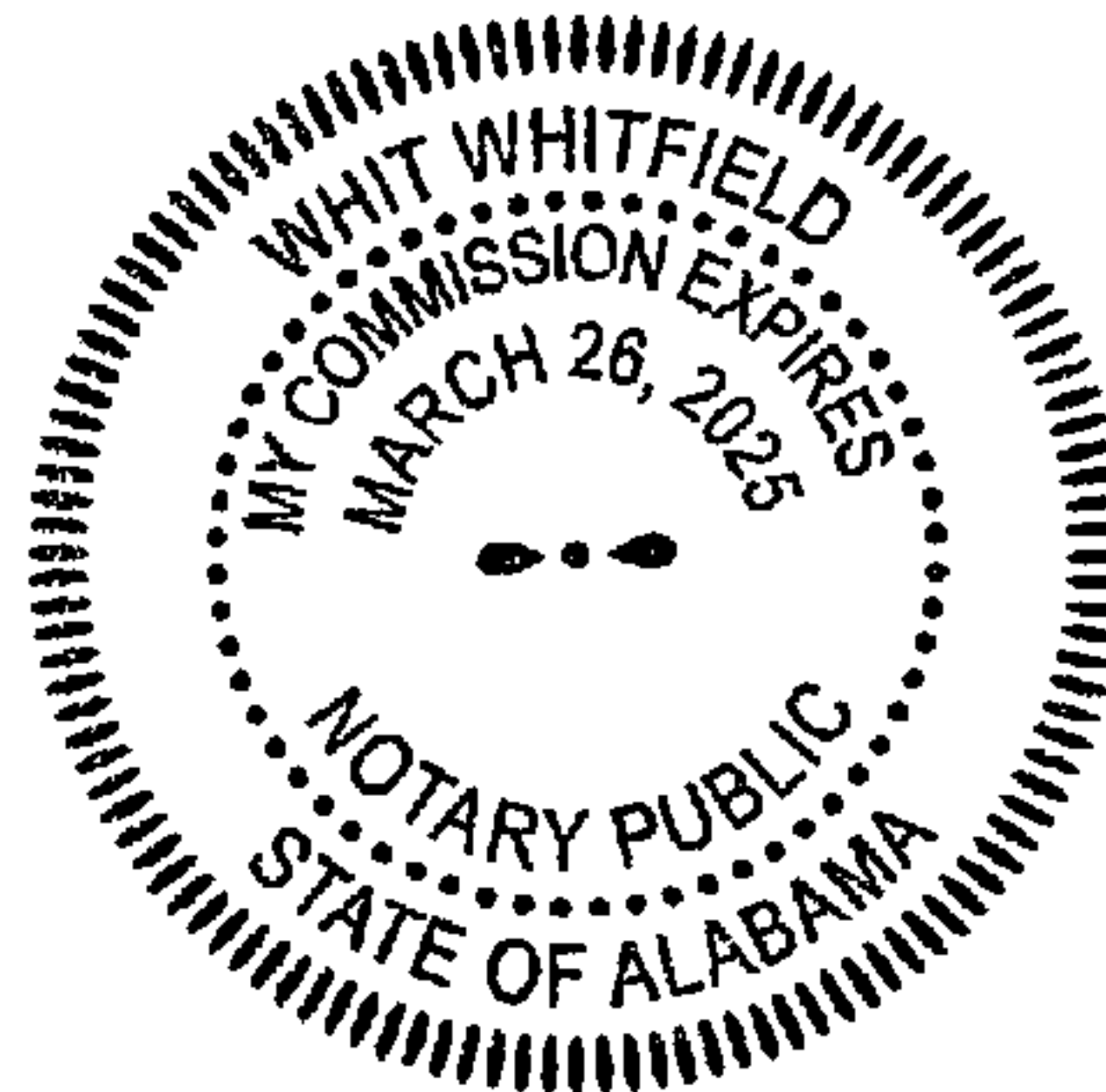

Seth Moncrief

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Louis Hughes and Seth Moncrief 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 15th day of March, 2022.


Notary Public
My Commission Expires: 3.26.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2022 02:33:28 PM
\$514.00 CHERRY
20220315000107070

