

SEND TAX NOTICE TO:

Michael Boyd, Jr.
164 Hayesbury Court
Pelham, AL 35124

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED EIGHTY THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$180,750.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **David H. Hubbard and Wanda H. Hubbard, husband and wife**, whose address is 30969 Peninsula Drive, Orange Beach, AL 36561 (hereinafter "Grantor", whether one or more), by **Michael Boyd, Jr.**, whose address is 164 Hayesbury Court, Pelham, AL 35124 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 164 Hayesbury Court, Pelham, AL 35124 to-wit:**

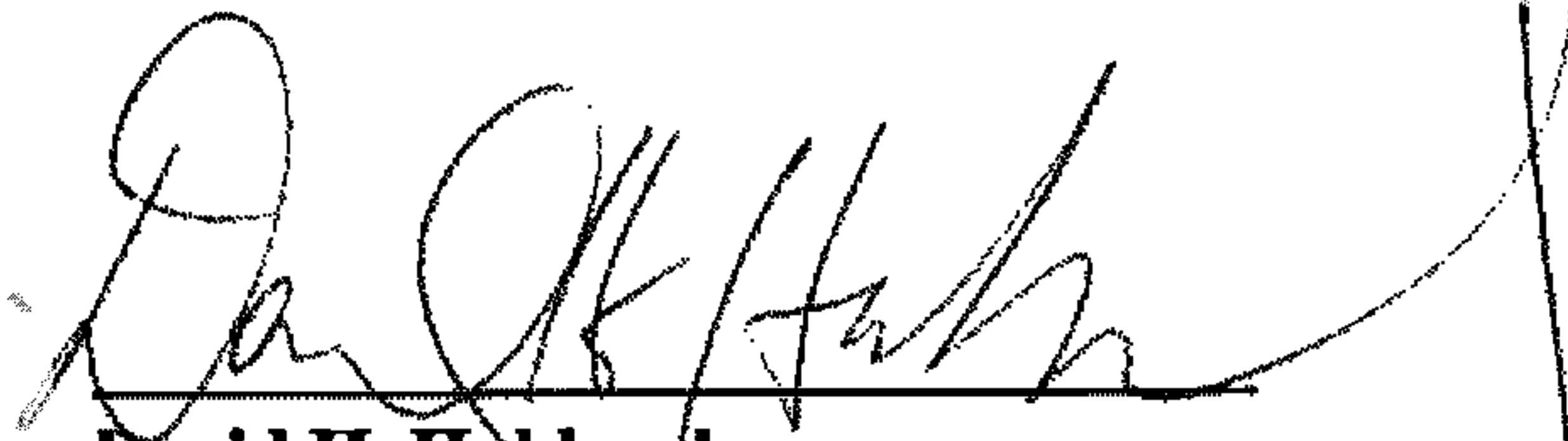
Lot 144, according to the Survey of Hayesbury, Phase 1, as recorded in Map Book 28, Page 89 in the Office of the Judge of Probate of Shelby County, Alabama.

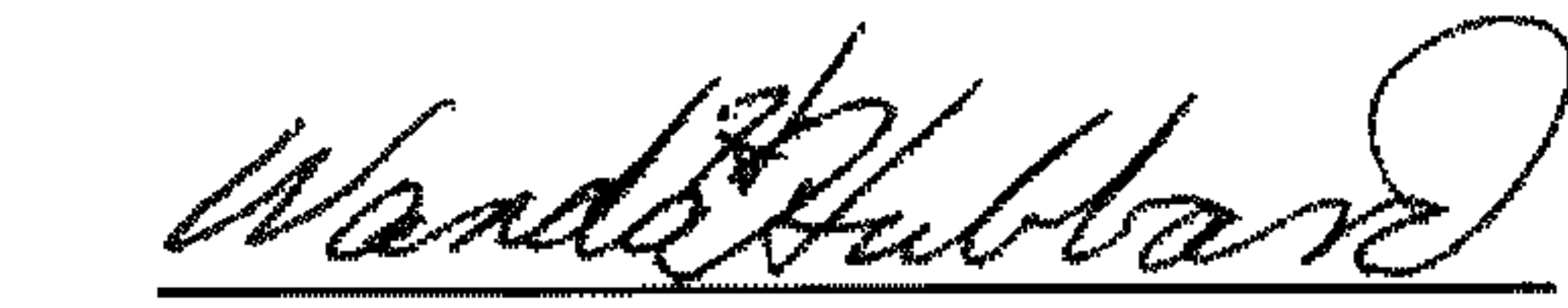
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$187,257.00 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 29th day of April, 2022.

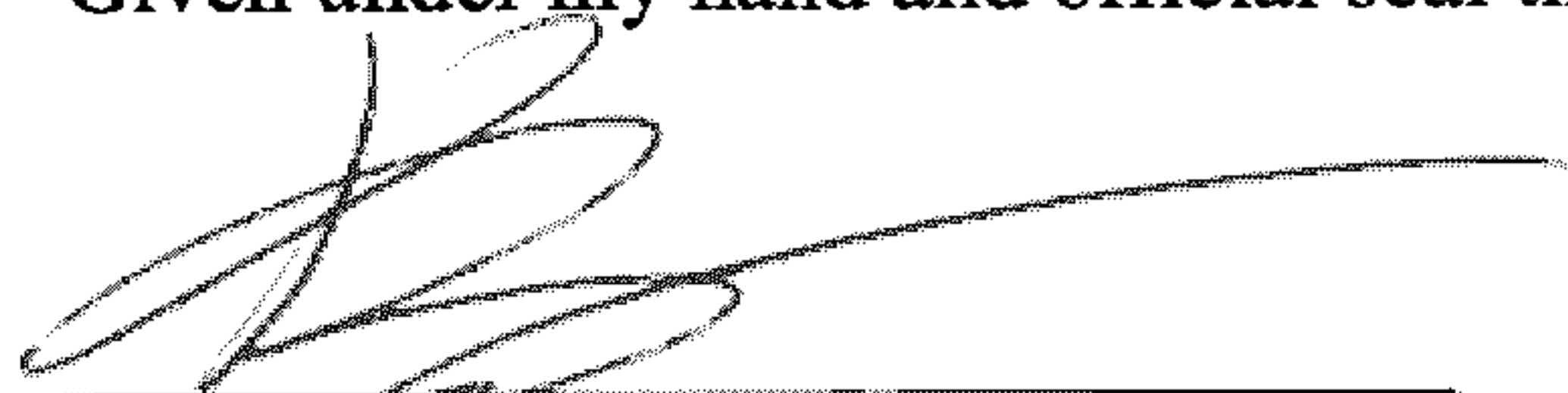

David H. Hubbard

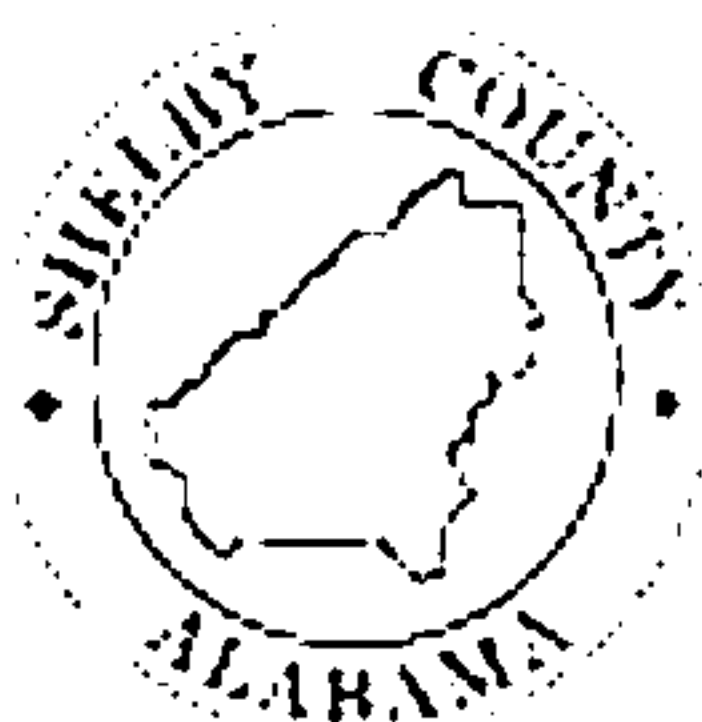
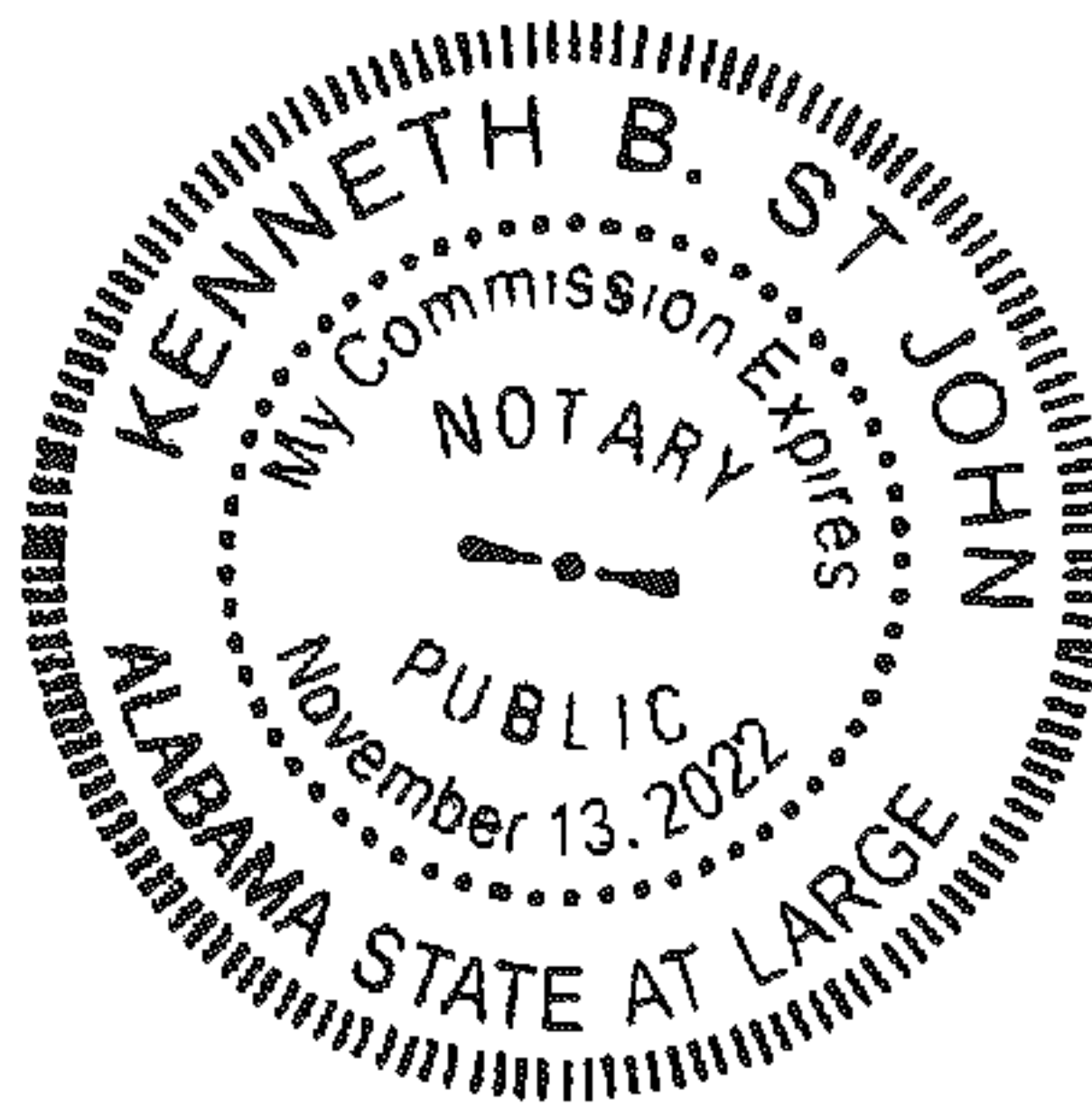

Wanda H. Hubbard

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that David H. Hubbard and Wanda H. Hubbard 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 this 29th day of April, 2022.


Notary Public: **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
05/02/2022 03:13:19 PM
\$26.00 JOANN
20220502000178760

