

20220804000304500  
08/04/2022 10:45:45 AM  
DEEDS 1/3

Send Tax Notice to:  
Jessica Cater and Taylor Cater  
100 Waterford Highlands Trl.  
Calera, AL 35040

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-22-1810

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jared Allen Hudson and Kimberly Hudson, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

100 Waterford Highlands Trl., Calera, AL 35040

by **Jessica Cater and Taylor Cater (herein referred to as "Grantee," whether one or more),** whose mailing address is

60 Greenleaf Lane, Trussville, AL 35173

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 property, which has a mailing address of **100 Waterford Highlands Trl, Calera, AL 35040,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.  
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

**\$320,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

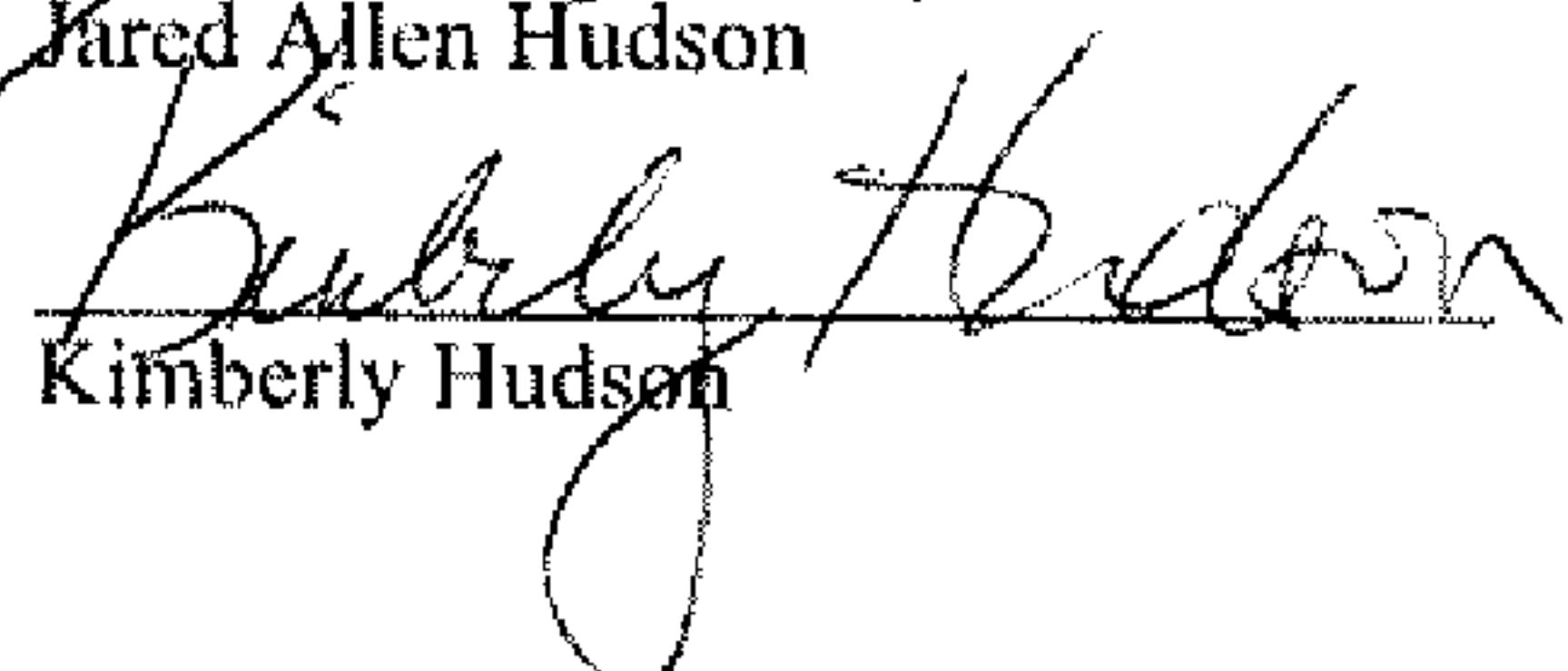
TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

20220804000304500 08/04/2022 10:45:45 AM DEEDS 2/3

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29 day of July,  
2022.

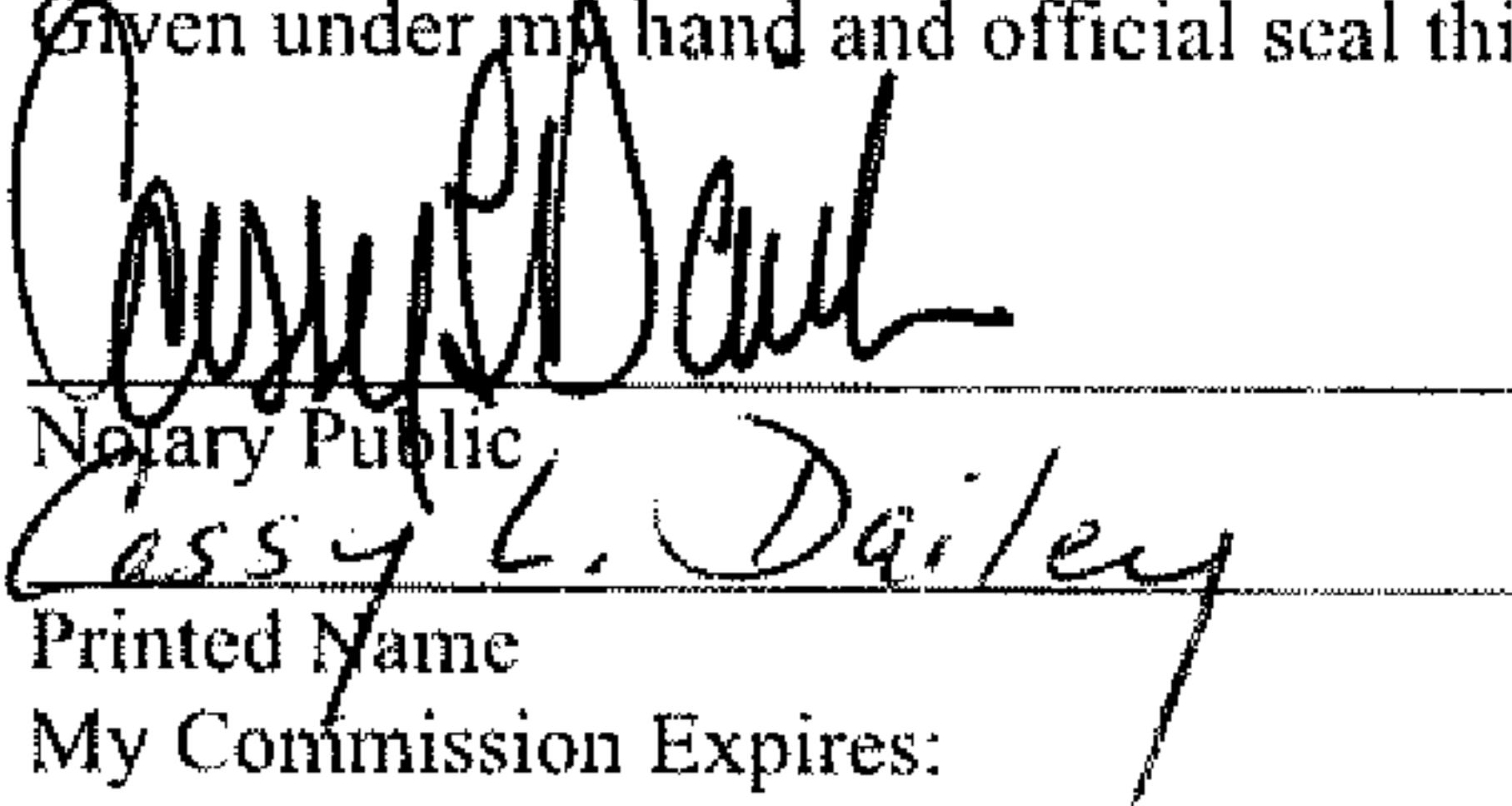
  
\_\_\_\_\_  
Jared Allen Hudson

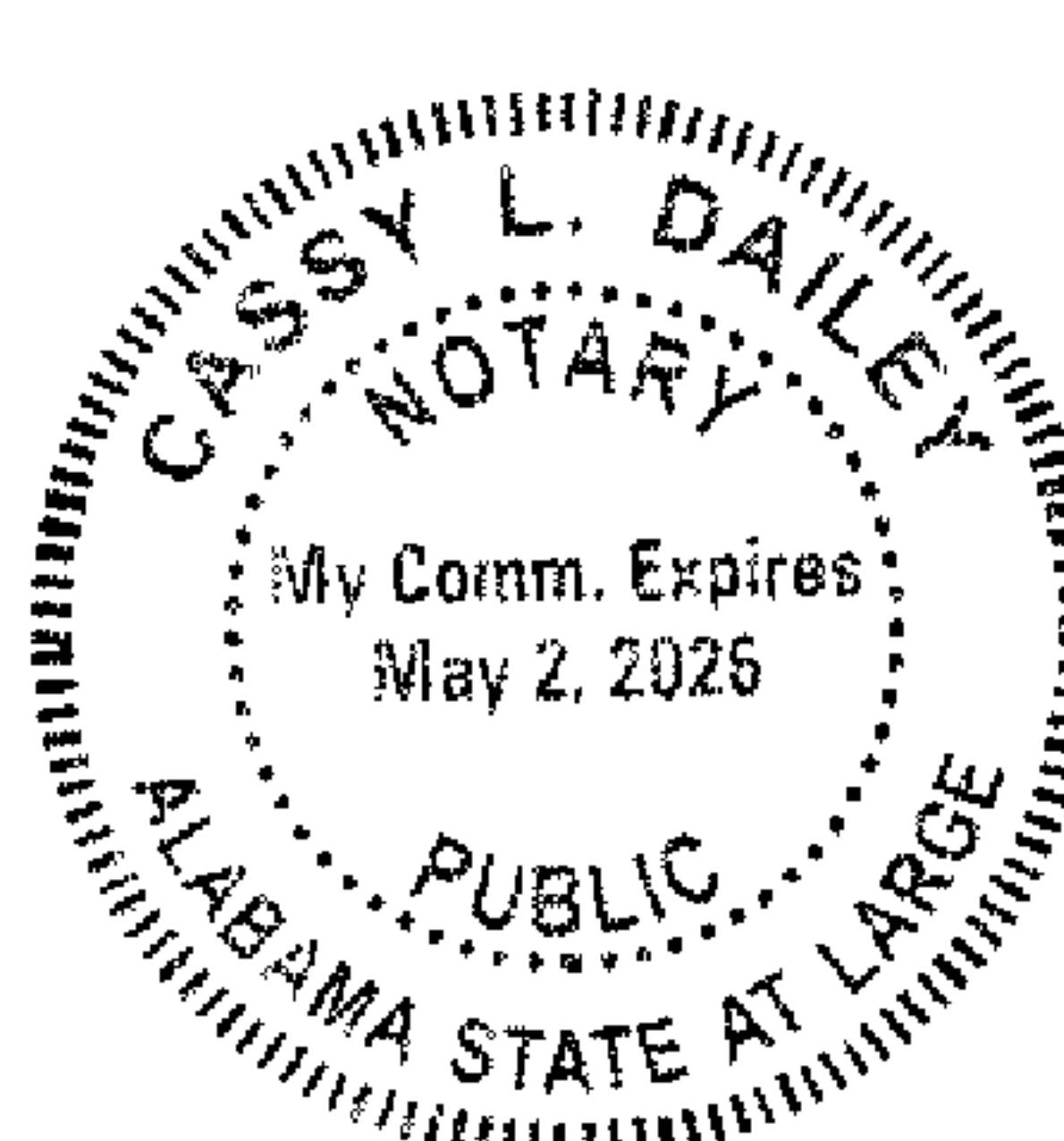
  
\_\_\_\_\_  
Kimberly Hudson

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jared Allen Hudson** and **Kimberly Hudson**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of July, 2022

  
\_\_\_\_\_  
Notary Public  
Cassy L. Dailey  
Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 449, according to the Survey of Waterford Highlands, Sector 2, Phase I, as recorded in Map Book 30, Page 110, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/04/2022 10:45:45 AM  
\$29.00 JOANN  
20220804000304500  
General Warranty Deed - JTROS (AL.)**

*Allie S. Bayl*