

20220901000341760
09/01/2022 08:17:04 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Alyssa Benton Hood and Christian Hunter Hood
674 County Road 868
Montevallo, AL 35115

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 **TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$265,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Chad Hunter Ashby, an unmarried person**, whose address is 132 Grand Reserve Dr. Apt 132 Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **Alyssa Benton Hood and Christian Hunter Hood**, whose address is 674 County Road 868, Montevallo, AL 35115, (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 **Alyssa Benton Hood, and Christian Hunter Hood, a married person, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1020 Aronimink Drive, Calera, AL 35040 to-wit:**

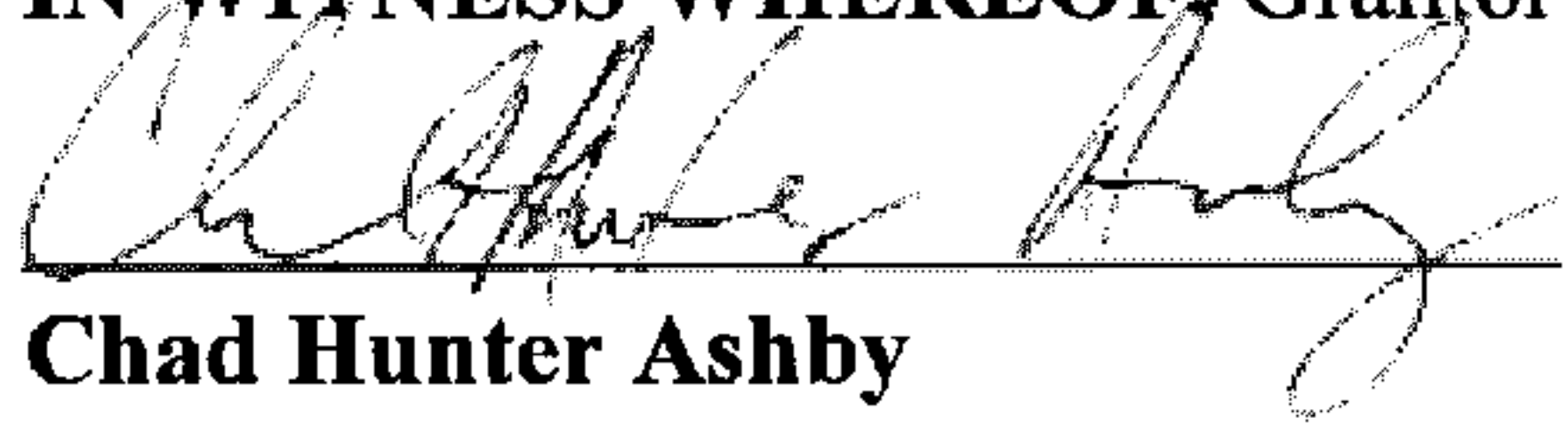
Lot 159, according to the Survey of Timberline, as recorded in Map Book 34, Page 117 A-D, in the Probate Office of Shelby County, Alabama.

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 \$260,200.00 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.

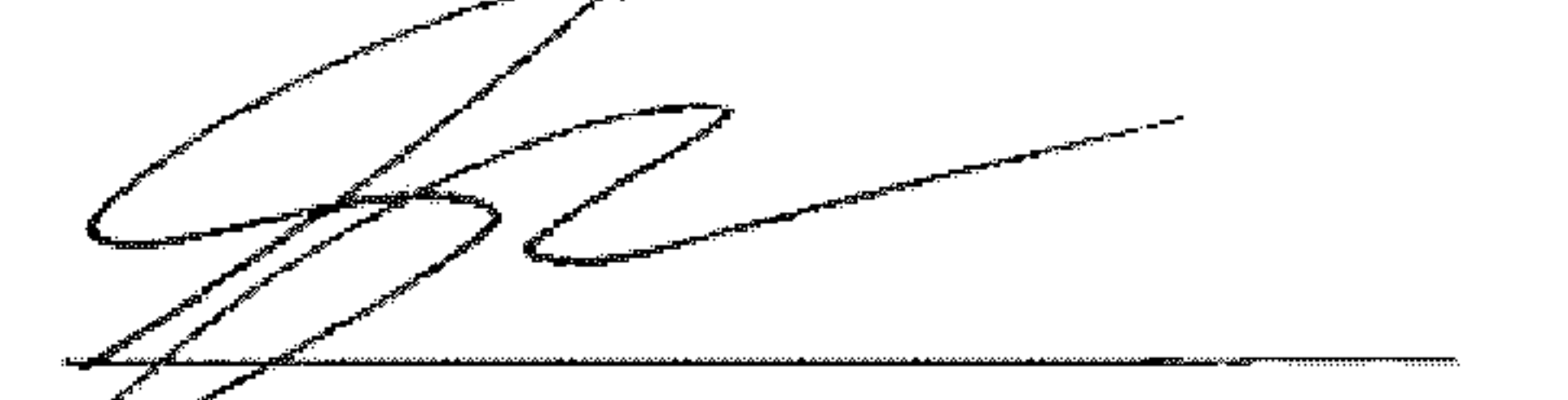
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2022.


Chad Hunter Ashby

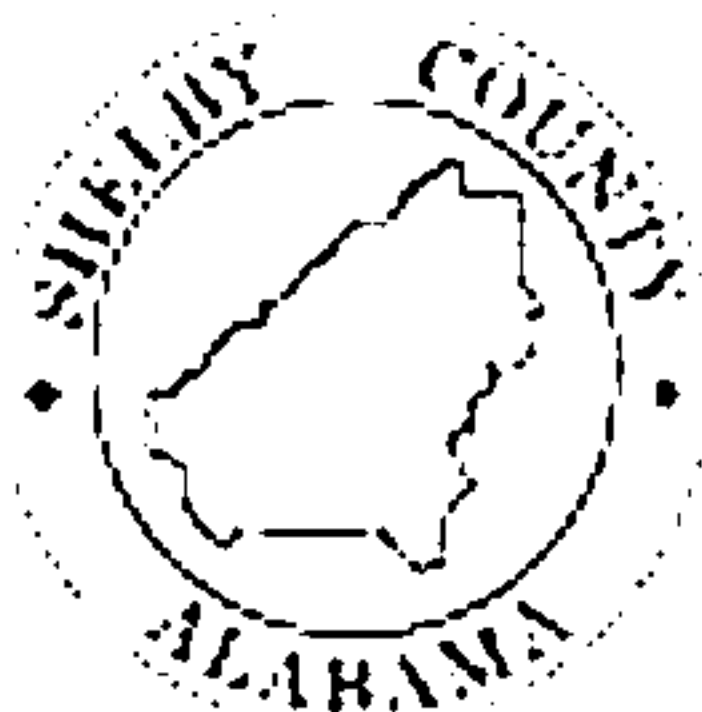
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chad Hunter Ashby 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 31st day of August, 2022.


Notary Public
My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2022 08:17:04 AM
\$30.00 JOANN
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