

20220907000349190
09/07/2022 01:38:48 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Joshua Daniel Hudson

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 **THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$319,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Scott Barnsby, a married person**, whose address is 6727 Mountain Ledge Drive, Owens Cross Roads, AL 35763, (hereinafter "Grantor", whether one or more), by **Joshua Daniel Hudson**, (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 **Joshua Daniel Hudson**, the following described real estate situated in Shelby County, Alabama, the address of which is **1040 Inverness Cove Way, Birmingham, AL 35242** to-wit:

Lot 8-B, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 1 - Resurvey #2, as recorded in Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama.

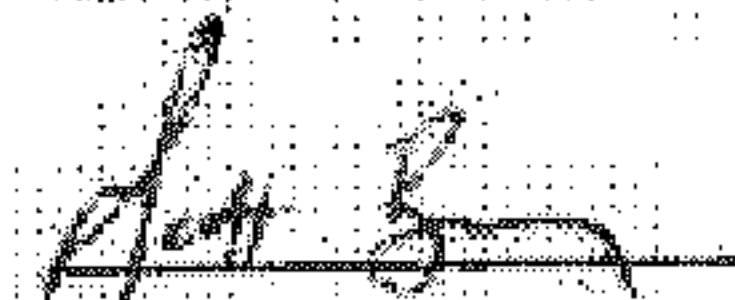
This property does not constitute the homestead of the grantor nor their spouse as defined in §-6-10-3, Code of Alabama.

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 \$0.00 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 6th day of September, 2022.

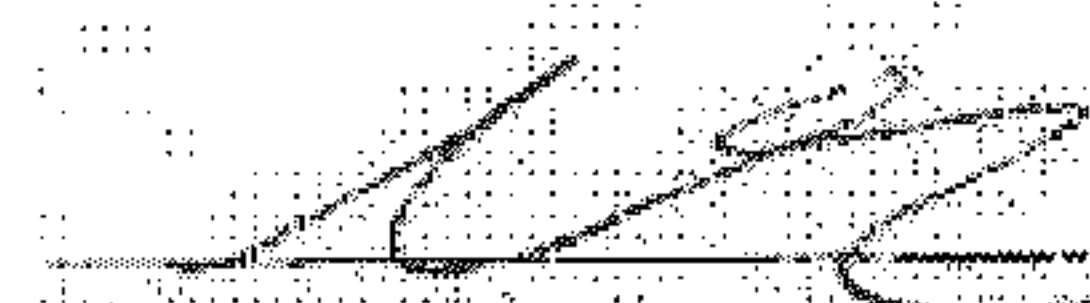


Scott Barnsby

STATE OF Alabama
COUNTY OF Madison

I, the undersigned Notary Public in and for said County and State, hereby certify that Scott Barnsby, a married person, 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 6th day of September, 2022.



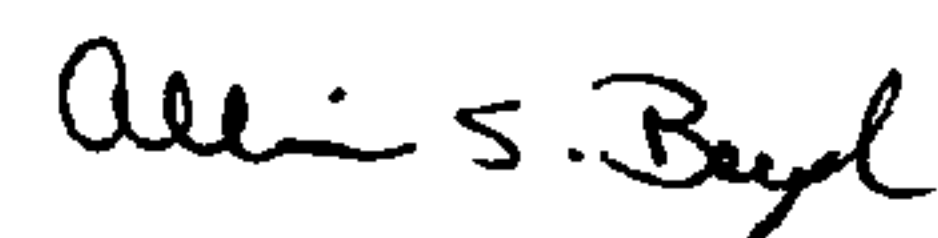
Notary Public
My Commission Expires: 7/2/24

Nikki L. Smith
Notary Public, Alabama State At Large
My Commission Expires July 2, 2024



File No. BHM-22-6474

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2022 01:38:48 PM
\$345.00 BRITTANI
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