

**SEND TAX NOTICE TO:**  
Paul William Hosford and Logan Hosford  
1916 River Park Dr.  
Hoover, AL 35244

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 **FOUR HUNDRED FIFTEEN THOUSAND AND 00/100 (\$415,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hub Harrington and Kathryn Harrington, husband and wife**, whose address is 291 Valley View Lane, Indian Springs Village, AL 35124, (hereinafter "Grantor", whether one or more), by **Paul William Hosford and Logan Hosford**, whose address is 4182 Seabrook Lane, Hoover, AL 35216, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1916 River Park Dr., Hoover, AL 35244 to-wit:**

**Lot 223, according to the Survey of Riverchase Country Club Residential Subdivision, Ninth Addition, as recorded in Map Book 8, Page 46 A & B, in the Probate Office of Shelby County, Alabama.**

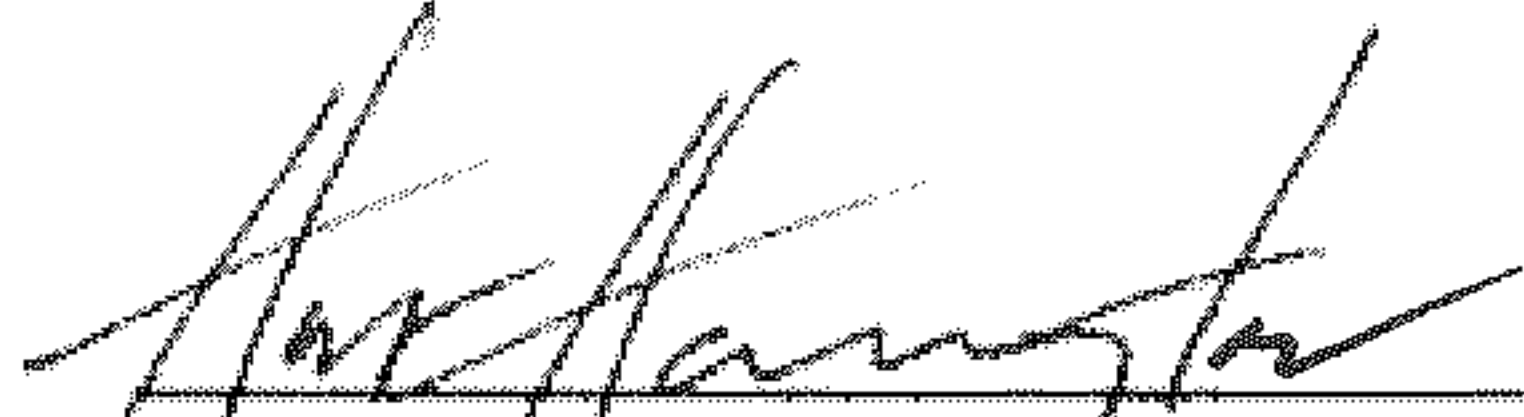
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

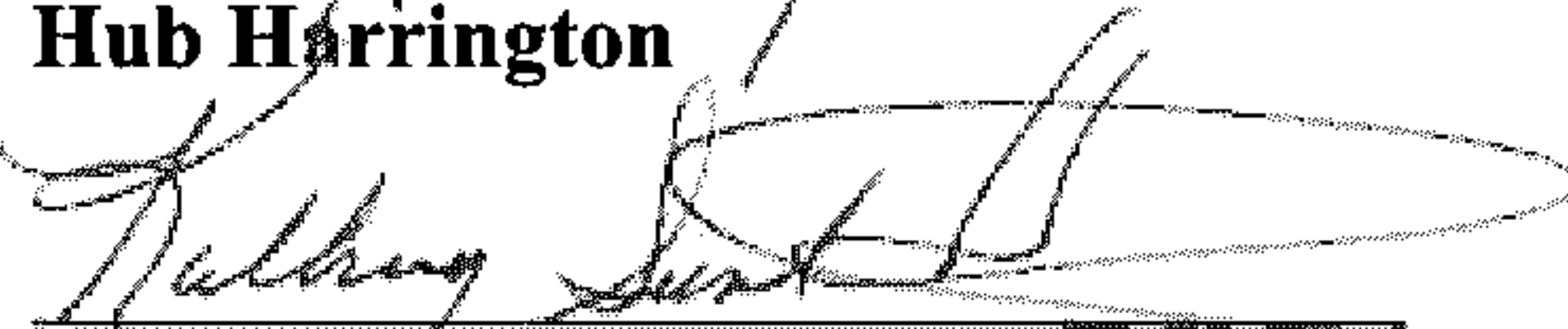
Subject to a third-party mortgage in the amount of \$332,000.00 executed and recorded simultaneously herewith.

Hub Harrington and Hub Bost Harrington are one and the same person.

**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 2nd day of March, 2023.

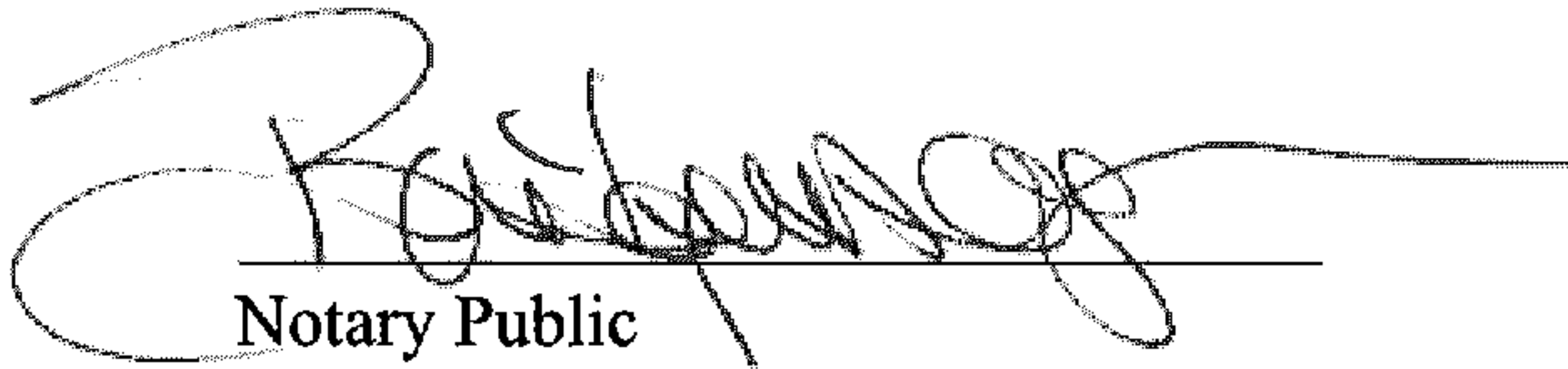
  
Hub Harrington

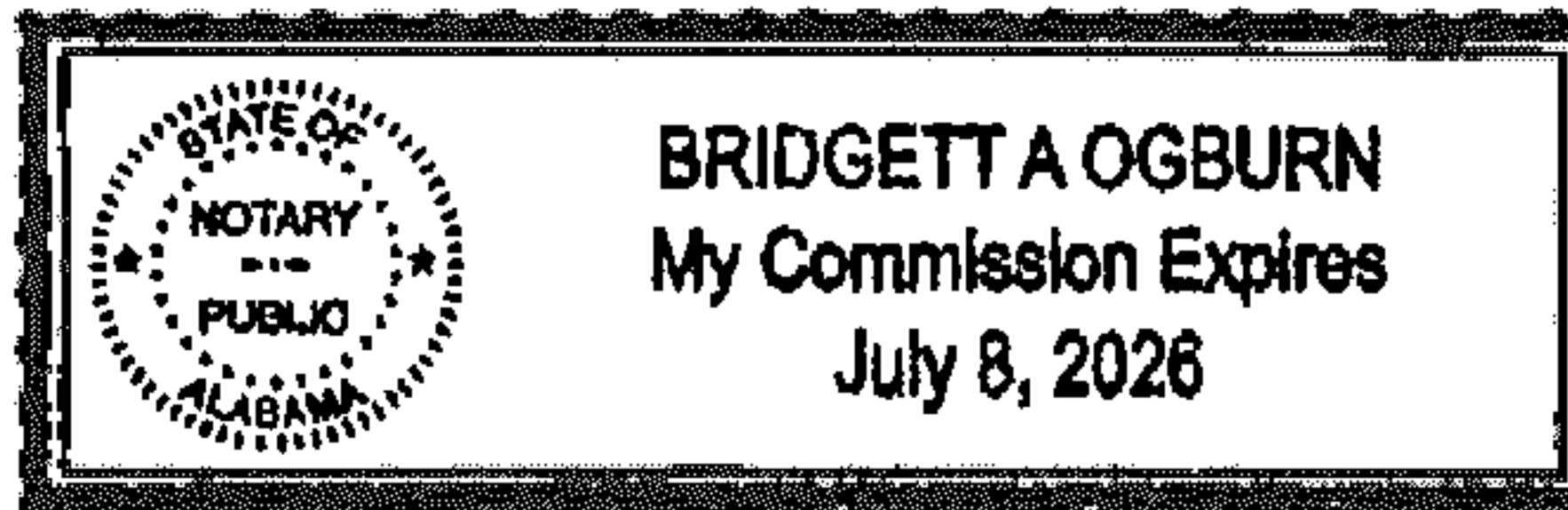
  
Kathryn Sumrall Harrington

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hub Harrington and Kathryn Harrington whose name 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 2nd day of March, 2023.

  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/02/2023 02:06:53 PM  
\$108.00 PAYGE  
20230302000057980

