

**THE PREPARER OF THIS DOCUMENT MAKES NO CERTIFICATION AS TO
TITLE OR LEGAL DESCRIPTION, HAVING RELIED SOLELY UPON
INFORMATION PROVIDED BY THE PREVIOUS VESTING DEED.**

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road
Pleasant Grove, AL 35127

Address for taxes:
Bradley and Bethany Huff
1203 Cahaba River Estate
Birmingham, AL 35206

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty-Two Thousand One Hundred Seventy (\$ 142,170.00) and NO/100— Dollars, the amount of which can be verified as one-half (1/2) of the fair market value (FMV) by the 2023 Assessed Tax Value Record from the Jefferson County, Alabama Tax Assessor's Office, to the undersigned grantor, with no money being paid by the grantees and the receipt whereof has not been acknowledged, but is merely contained in this instrument to be in compliance with all applicable statutes, I, Bradley D. Huff, a married man whose address is 1203 Cahaba River Estate, Hoover, AL 35244 (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Bradley Dennis Huff and his wife, Bethany Harper Huff whose address is 1203 Cahaba River Estate, Hoover, AL 35244 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in **Shelby County, Alabama**, to-wit:

A part of Lot 18A, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said Lot 18A, said corner also being the Southwest corner of the SE ¼ of the NW ¼ of Section 26, Township 19 South, Range 3 West; said corner monumented via a found PK Nail; thence run in an Easterly direction along an existing hog wire fence for a distance of 249.98 feet to a found 1" crimped pipe; thence turn an angle to the left of 51 degrees 30 minutes 56 seconds and run in a Northeasterly direction along an existing hog wire fence for a distance of 247.93 feet to a found 1" crimped pipe; thence turn an angle to the left of 56 degrees 03 minutes 07 seconds and run in an Northwesterly direction along an existing hog wire fence and the semblances of a previously existing fence for a distance of 431.2 feet, more or less, to a point on the Southerly edge of pavement of a public road, said road being a prescriptive right of way for aforesaid Cahaba River Estates; thence turn an angle to the left of 86 degrees 13 minutes 55 seconds and run along said edge of pavement for a distance of 214.08 feet; thence turn an angle to the left of 06 degrees 18 minutes 26 seconds and run along said edge of pavement for a distance of 77.62 feet to its intersection with the West line of said

Lot 18A, Cahaba River Estates; thence turn an angle to the left of 70 degrees 37 minutes 01 seconds and run in a Southerly direction along the West line of said Lot 18A for a distance of 527.5 feet to the point of beginning.

Property Address: 1203 Cahaba River Estate, Hoover, AL 35244

Parcel No.: 11-7-26-0-001-028.000

Subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the public records or is created, attaches or is disclosed between the commitment date and the date on which all of the Schedule B, Part I requirements are met.
2. Taxes due in the year 2023, a lien, but not yet payable until October 1, 2023.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; (b) proceedings by a public agency that may result in taxes or assessments or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
- (4) Rights or claims of parties in possession not shown by the public records.
- (5) Any facts, rights, interest or claims that are not shown by the public records, but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land
- (6) Easements, liens or encumbrance or claims thereof, not shown by the public records.
- (7) Any encroachments, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land and encroachments onto the land of existing improvements located on adjoining land.
- (8) Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.
- (9) Easements, rights of way and other reservations and restrictions of record, if any.

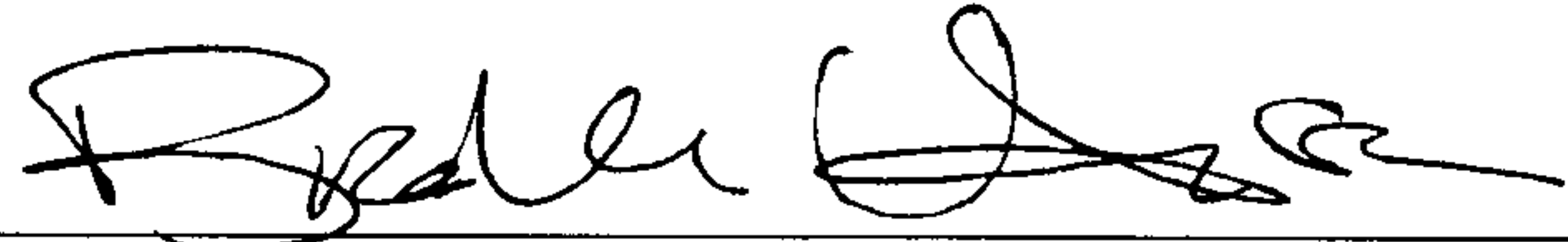
Bradley Dennis Huff a/k/a Bradley D. Huff and Bethany Harper Huff are married to one another with the purpose of this deed being to create a joint tenancy between them with a right of survivorship.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And I do for myself and for my heirs, executors and administrators covenant with the said GRANTEES, their heirs, executors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said

GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of October, 2023.



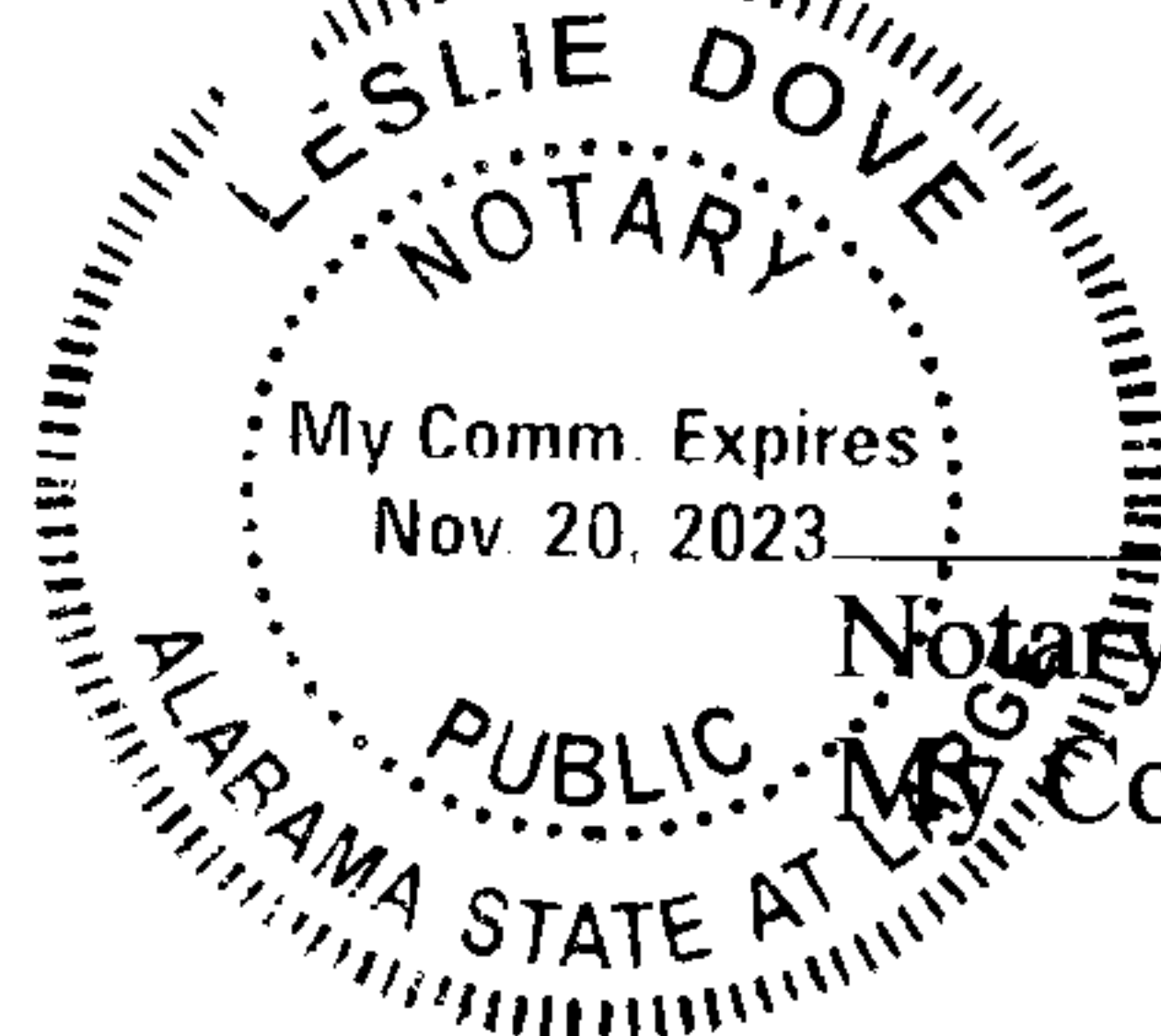
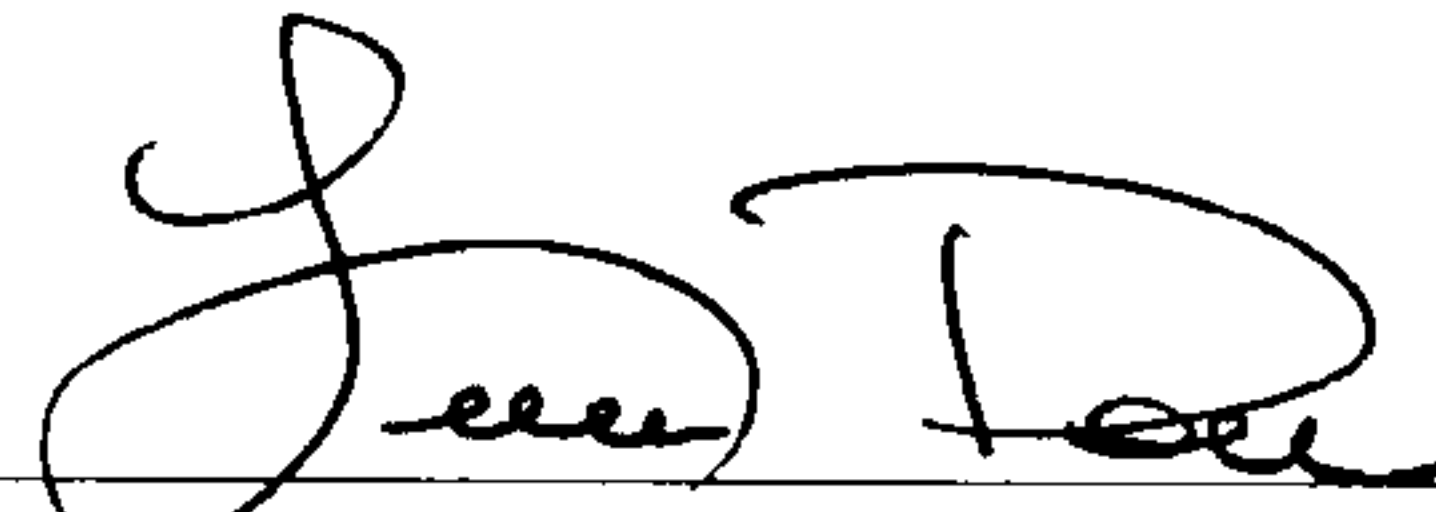
BRADLEY D. HUFF

GENERAL ACKNOWLEDGMENT

State of ALABAMA)
JEFFERSON County)

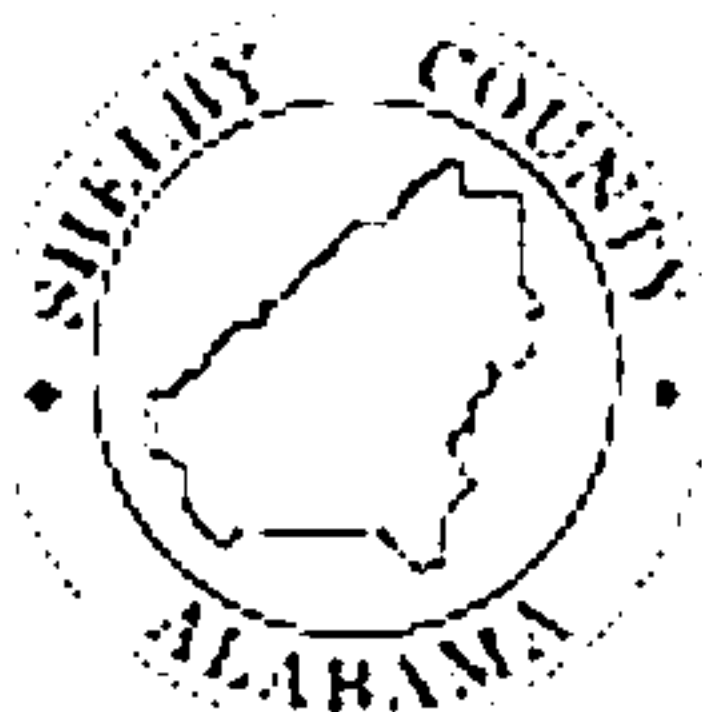
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley D. Huff, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26TH day of October, 2023.

Notary Public

My Commission Expires 11 / 20 / 2023



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 03:40:48 PM
 \$170.50 BRITTANI
 20231113000333380

Allen S. Bayl