

Send Tax Notice to:

Joshua Reed

2121 15<sup>th</sup> Street  
Calera, AL 35040

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road

Suite 160

Birmingham, AL 35243

File: BHM-23-13905

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00)** 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

**Hunter McCoy Properties, LLC, a Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

217 Meadow Wood Drive, Madison, AL 35756

by **Joshua Reed** (herein referred to as "Grantee"), whose mailing address is

2121 15<sup>th</sup> Street, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2121 15th Street, 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, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$189,150.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, 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, 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, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 2 day of November, 2023

Hunter McCoy Properties, LLC, a Limited Liability Company

By: [Signature]  
Jeff Fulton, Member

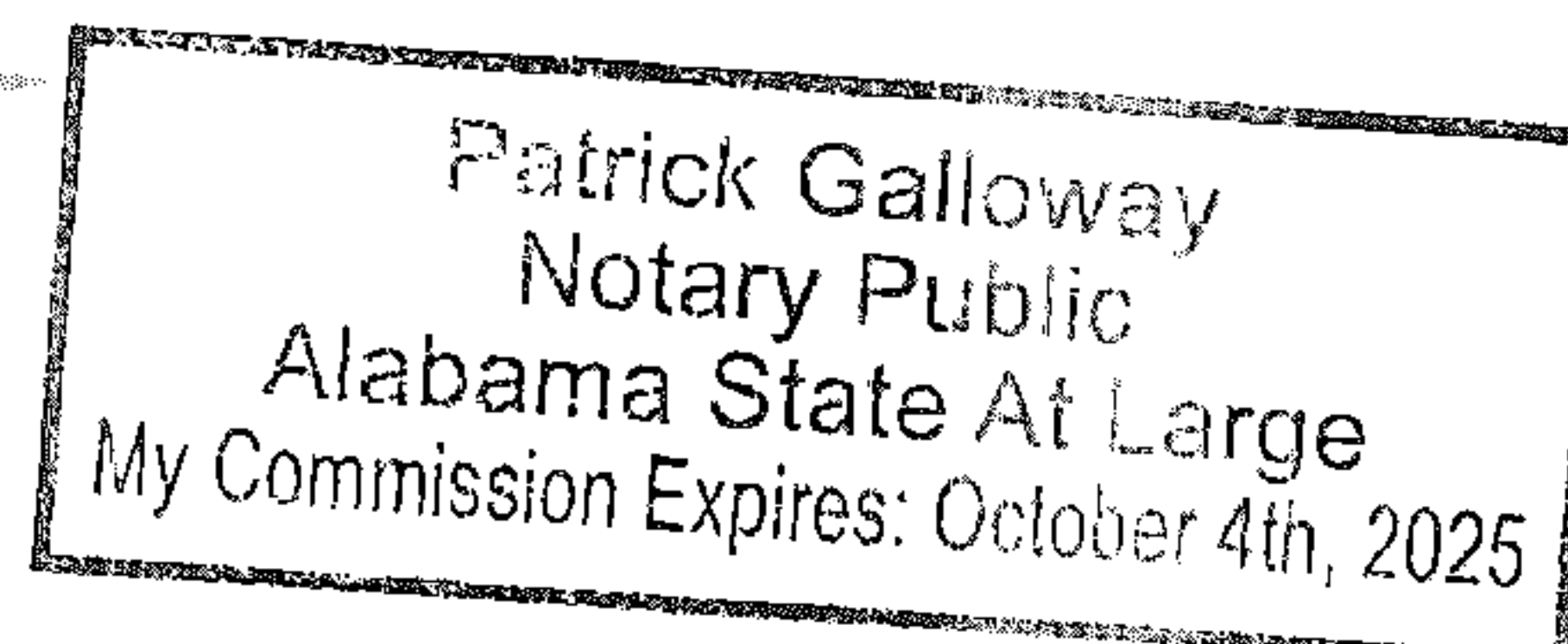
By: [Signature]  
Lindsey Fulton, Member

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff Fulton and Lindsey Fulton**, whose name as **Members of Hunter McCoy Properties, LLC, a limited liability company**, 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, as such members and with full authority, executed the same voluntarily for and as the act of **Hunter McCoy Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 2 day of November, 2023

[Signature]  
Notary Public, State of  
[Signature]  
Printed Name  
My Commission Expires: 10-4-25



**EXHIBIT A**

Property 1:

The West 1/2 of Lots 9, 10 and 11 of Block 257, according to Dunstan's Map of the Town of Calera, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/28/2023 08:02:50 AM  
\$34.00 PAYGE  
20231128000343510

*Allie S. Bayal*